

**PB# 99-28**

**Scaglione  
(Subdivision)**

**35-1-70**



TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 12-10-2002



Wilson Jones Carbonless - 51654-NCR Duplicate - 51657-NCL Triplicate

© Wilson Jones, 1989

DATE 10/7/99 RECEIPT 134376  
RECEIVED FROM Scaglione Quality Builders  
Address 5ifty and 00  
FOR P.B. # 99-28 100 DOLLARS \$ 50.00

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	<input checked="" type="checkbox"/> #2037
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy Hansen



Wilson Jones & Co.

© Wilson Jones, 1989

BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK	✓ #2037	
BALANCE DUE			MONEY ORDER		

BY

*Dorothy Hansen*

568-0661 }  
562-7043 } Dominick



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/10/2002	PLANS STAMPED	APPROVED
10/23/2002	P.B. APPEARANCE	LA:ND APPROVED
06/14/2000	P.B. APPEARANCE - PUB HEAR	CLOSED PH
04/26/2000	P.B. APPEARANCE . SEND TO GLEN MARSHALL	LA: SCHED. PH FOR REVIEW
10/13/1999	P.B. APPEARANCE	REFER TO Z.B.A.
10/06/1999	WORK SESSION APPEARANCE	SUBMIT



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION

APPLICANT: SCAGLIONE, DOMENICO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/31/2002	TWO LOT REC FEE	CHG	3000.00		
11/12/2002	REC. CK. #2958	PAID		3000.00	
		TOTAL:	3000.00	3000.00	0.00



11/18/02



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/2002


PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/1999	REC. CK. #2036	PAID		450.00	
10/13/1999	P.B. ATTY. FEE	CHG	35.00		
10/13/1999	P.B. MINUTES	CHG	13.50		
04/26/2000	P.B. ATTY. FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	22.50		
06/14/2000	P.B. ATTY. FEE	CHG	35.00		
06/14/2000	P.B. MINUTES	CHG	31.50		
10/09/2002	P.B. ATTY. FEE	CHG	35.00		
10/09/2002	P.B. MINUTES	CHG	9.00		
10/21/2002	P.B. ENGINEER FEE	CHG	446.00		
10/23/2002	P.B. ATTY FEE	CHG	35.00		
10/23/2002	P.B MINUTES	CHG	13.50		
11/12/2002	REC. CK. #2960	PAID		261.00	
	TOTAL:		711.00	711.00	0.00

 11/13/02



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/31/2002	SUB. APPROVAL FEE	CHG	265.00		
11/12/2002	REC. CK. #2959	PAID		265.00	
			-----	-----	-----
		TOTAL:	265.00	265.00	0.00



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#1084-2002**

11/14/2002

4928 *renewal fee*  
Scaglione Quality Builders  
371 Temple Hill Road  
New Windsor, NY 12553

Received \$ 265.00 for Planning Board Fees on 11/14/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

October 30, 2002

Zimmerman Engineering  
Rt. 17M  
Harriman, NY 10926

ATTENTION: JERRY ZIMMERMAN

SUBJECT: SCAGLIONE SUBDIVISION (3 LOTS)  
THE CAUSEWAY – TOWN OF NEW WINDSOR  
P.B. FILE #99-28 (YOUR JOB #97011)

Dear Jerry:

Please find attached the breakdown of fees due for subject subdivision. Please have your client submit three separate checks, made payable to The Town of New Windsor, as follows:

CHECK #1.....\$ 261.00 Addition to Escrow Posted

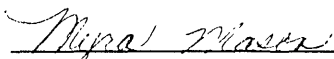
CHECK #2.....\$ 265.00 Approval Fee

CHECK #3.....\$ 3,000.00 Recreation Fee for two lots @ \$1,500.00 each

Once the above checks are received and plans and mylars are submitted, I will have them stamped and signed approved for your filing with the County Clerk's Office.

If you have any further questions in this matter, please contact my office.

Very truly yours,

  
Myra L. Mason  
Secretary to the Planning Board

MLM:mlm



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/30/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/1999	REC. CK. #2036	PAID		450.00	
10/13/1999	P.B. ATTY. FEE	CHG	35.00		
10/13/1999	P.B. MINUTES	CHG	13.50		
04/26/2000	P.B. ATTY. FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	22.50		
06/14/2000	P.B. ATTY. FEE	CHG	35.00		
06/14/2000	P.B. MINUTES	CHG	31.50		
10/09/2002	P.B. ATTY. FEE	CHG	35.00		
10/09/2002	P.B. MINUTES	CHG	9.00		
10/21/2002	P.B. ENGINEER FEE	CHG	446.10		
10/23/2002	P.B. ATTY FEE	CHG	35.00		
10/23/2002	P.B MINUTES	CHG	13.50		
		TOTAL:	711.10	450.00	261.10

Check # 1



SCAGLIONE SUBDIVISION (99-28)

MR. PETRO: Mark, bring us up to date on why he's on the agenda.

MR. EDSALL: Scaglione subdivision was on the application at the last meeting on October 9 and because we didn't have Myra available as a resource for information, we erred as I see it, it wasn't clear that in fact there had been a public hearing and she advises that on June 14, 2000 Scaglione subdivision did have a public hearing. Also, we were confused as to whether or not a lead agency coordination letter went out and it needed because the Office of Parks, Recreation and Historic Preservation must issue an approval and in fact, a letter did go out back on May 9, 2000. So all the procedural items had already been taken care of, and we were holding up his approval just to go through that paperwork. It's done, the Parks, Recreation and Historic Preservation told us there's no impact. Bottom line is the man's done, all we need to do is adopt a negative dec and we can consider approval.

MR. EDSALL: Since no other agencies have indicated interest, you will formally take lead agency. I think the last meeting we said we were going to circulate a letter.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency since we have not heard back from any other interested agencies for the Scaglione subdivision, 3 lot subdivision on The Causeway.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE



MR. LANDER                    AYE  
MR. PETRO                    AYE

MR. PETRO: Any other discussion from any of the board members? We just want to clarify what Mark said and get it done with, if not, I'll entertain a motion for negative dec for the Scaglione subdivision.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Scaglione subdivision on The Causeway, I believe is the road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO                    AYE  
MR. BRESNAN                    AYE  
MR. KARNAVEZOS                AYE  
MR. LANDER                    AYE  
MR. PETRO                    AYE

MR. PETRO: Mark, I believe he's ready for final approval?

MR. EDSALL: Yes.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Scaglione subdivision on The Causeway. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO                    AYE  
MR. BRESNAN                    AYE  
MR. KARNAVEZOS                AYE



October 23, 2002

14

MR. LANDER  
MR. PETRO

AYE  
AYE





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive  
Suite 202

New Windsor, New York 12553

(845) 567-3100

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e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35 – BLOCK 1 – LOT 70  
**PROJECT NUMBER:** 97-28  
**DATE:** 23 OCTOBER 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.05+/-  
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL  
LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13  
OCTOBER 1999, 26 APRIL 2000,  
14 JUNE 2000, 12 SEPTEMBER 2001 AND 9 OCTOBER 2002  
PLANNING BOARD MEETINGS.

1. The property is located in the Planned Industrial (PI) Zoning District of the Town. The single-family use required a Use Variance from the Zoning Board of Appeals, and was referred for that purpose on 11/10/99. It is my understanding that the variances were obtained based on the depicted lots. The variance is listed under note 6.
2. Previously, the major outstanding issue regarding this application was the issue concerning cultural resources. This matter was referred to the NYS Office of Parks, Recreation and Historic Preservation. Based on their letter dated 17 July 2002, the project will have no effect on the cultural resources or historic places. I would assume that we have also heard from the Town Historian.

At the last Planning Board meeting, it was incorrectly concluded that a Lead Agency Coordination letter had not been issued. Myra has corrected the record and advised that it was sent on 9 May 2000. No other involved agencies have indicated any interest, therefore, I recommend the Planning Board formally assume Lead Agency.

3. Also at the last Planning Board meeting, we were unclear if a public hearing was previously held. It should be noted that one was held on 14 June 2000.

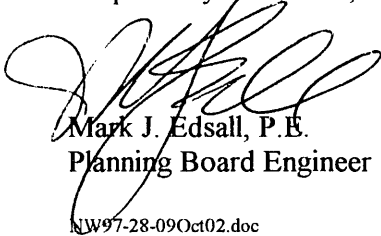
**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •



4. Based on the response from NYSOPRHP, I believe sufficient information is now on file to support the adoption of a "neg dec".
5. I am aware of no outstanding items, and no reason why Final Approval could not be considered.

Respectfully Submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

NW97-28-09Oct02.doc



SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

     LOTS @ 150.00 (FIRST 4 LOTS).....\$           

     LOTS @ 75.00 (ANY OVER 4 LOTS).....\$           

COMMERCIAL:

     LOTS @ 400.00 (FIRST 4 LOTS).....\$           

     LOTS @ 200.00 (ANY OVER 4 LOTS).....\$           

TOTAL ESCROW DUE....\$           

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$           

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

\* \* \* \* \*

RECREATION FEES:

2 LOTS @ <sup>1,500.00</sup>~~500.00~~ PER LOT .....\$ 3,000.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$           

PLANNING BOARD ATTORNEY FEES.....\$           

MINUTES OF MEETINGS.....\$           

OTHER.....\$           

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$           

4% OF ABOVE AMOUNT.....\$           

ESTIMATE OF PRIVATE IMPROVEMENTS: \$           

2% OF APPROVED COST ESTIMATE:.....\$             
(INSPECTION FEE)



AS OF: 10/30/2002

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 28

FOR WORK DONE PRIOR TO: 10/30/2002

TASK NO	REC	DATE	TRAN	EMPI	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BAIANCE
99-28	139301	10/06/99	TIME	MJE	WS SCAGLIONE (CSWAY) SD	75.00	0.40	30.00			
99-28	139312	10/13/99	TIME	MJE	MM SCAG DISAPP TO ZBA	75.00	0.10	7.50			
99-28	139413	10/13/99	TIME	MJE	MC SCAGLIONE	75.00	0.50	37.50			
99-28	139484	10/13/99	TIME	MCK	CL SCAGL/TECH RVW CMNTS	28.00	0.50	14.00			
99-28	141037	11/10/99	TIME	MJE	MC SCAGLIONE ZBA RFF	75.00	0.40	30.00			
								119.00			
99-28	141137	11/15/99			BILL 99-1099					-119.00	
										-119.00	
99-28	149785	04/05/00	TIME	MJE	WS SCAGLIONE	80.00	0.40	32.00			
99-28	150668	04/19/00	TIME	MJE	MC SCAGLIONE SUB	80.00	0.50	40.00			
99-28	150110	04/20/00	TIME	MCK	CL REV COM SCAGLIONE	28.00	0.50	14.00			
99-28	150670	04/20/00	TIME	MJE	MC SCAGLIONE SUB	80.00	0.10	8.00			
99-28	151422	05/09/00	TIME	MCK	CL LEAD AGENCY CORD LTR	28.00	0.50	14.00			
99-28	151442	05/09/00	TIME	MJE	MC SCAGLIONE L/A COORD	80.00	0.40	32.00			
								140.00			
99-28	151618	05/17/00			BILL 00-526					-140.00	
										-140.00	
99-28	153619	06/14/00	TIME	MJE	MC SCAGLIONE	80.00	0.40	32.00			
99-28	153624	06/15/00	TIME	MJE	MC SCAGLIONE	80.00	0.30	24.00			
								56.00			
99-28	155189	07/14/00			BILL 00-682					-56.00	
										-56.00	
99-28	182035	09/11/01	TIME	MJE	MC SCAGLIONE	85.00	0.30	25.50			
								25.50			
99-28	190686	12/31/01			BILL 02-202 1/17/02					-25.50	
										-25.50	
99-28	224360	10/08/02	TIME	MJE	MC SCAGLIONE SUBDIV	88.00	0.70	61.60			
99-28	225124	10/15/02	TIME	MJE	MC SCAGLIONE SEQRA	88.00	0.40	35.20			
99-28	225898	10/23/02	TIME	MJE	MM Scaglione Cond APPL	88.00	0.10	8.80			
					(0-30-0)						
					TASK TOTAL			446.10	0.00	-340.50	105.60

GRAND TOTAL

446.10

0.00

-340.50

105.60

OK  
for stamping

MJE



RESULTS OF P.B. MEETING OF: October 23, 2002

PROJECT: Seaglione Sub.

P.B.# 99-28

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M) A S) B VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES ✓ NO

M) A S) B VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M)    S)    VOTE: A    N    WAIVED: Y    N   

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) L S) K VOTE: A 5 N 0 APPROVED CONDITIONALLY: 10/23/02

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**11 Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

**11 Regional Office**

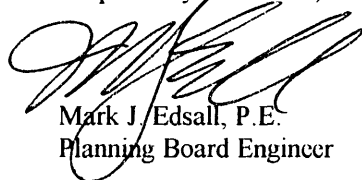
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

- PROJECT NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35 – BLOCK 1 – LOT 70  
**PROJECT NUMBER:** 97-28  
**DATE:** 9 OCTOBER 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.05+/- ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 OCTOBER 1999, 26 APRIL 2000, 14 JUNE 2000, AND 12 SEPTEMBER 2001 PLANNING BOARD MEETINGS.
1. The property is located in the Planned Industrial (PI) Zoning District of the Town. The single-family use required a Use Variance from the Zoning Board of Appeals, and was referred for that purpose on 11/10/99. It is my understanding that the variances were obtained based on the depicted lots. The variance is listed under note 6.
  2. The major outstanding issue regarding this application was the issue concerning cultural resources. This matter was referred to the NYS Office of Parks, Recreation and Historic Preservation. Based on their letter dated 17 July 2002, the project will have no effect on the cultural resources or historic places. I would assume that we have also heard from the Town Historian.
  3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings and the environmental form for this purpose.
  4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

NW97-28-09Oct02.doc



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/23/2002

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/01/2000	TOWN HISTORIAN	/ /	
REV1	04/13/2000	MUNICIPAL HIGHWAY	04/24/2000	APPROVED
REV1	04/13/2000	MUNICIPAL WATER	04/24/2000	APPROVED
REV1	04/13/2000	MUNICIPAL SEWER	05/05/2000	APPROVED
REV1	04/13/2000	MUNICIPAL FIRE	04/25/2000	APPROVED
REV1	04/13/2000	NYS DOT	/ /	
ORIG	10/07/1999	MUNICIPAL HIGHWAY	10/08/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL WATER	10/12/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL SEWER	11/17/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL FIRE	10/13/1999	APPROVED
ORIG	10/07/1999	NYS DOT	04/13/2000	SUPERSEDED BY REV1



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/23/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/07/1999	EAF SUBMITTED	10/07/1999	WITH APPLIC
ORIG	10/07/1999	CIRCULATE TO INVOLVED AGENCIES	05/09/2000	SENT LETTR
ORIG	10/07/1999	LEAD AGENCY DECLARED	10/09/2002	TOOK LA
ORIG	10/07/1999	DECLARATION (POS/NEG)	/ /	
ORIG	10/07/1999	SCHEDULE PUBLIC HEARING	04/26/2000	SCHED. PH
ORIG	10/07/1999	PUBLIC HEARING HELD	06/14/2000	HELD PH
ORIG	10/07/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	10/07/1999	AGRICULTURAL NOTICES	/ /	



COLUMBIA HERITAGE, LTD.  
56 NORTH PLANK ROAD - SUITE 287  
NEWBURGH, NEW YORK 12550  
TEL: 888-294-4815 FAX: 845-565-9504

FACSIMILIE TRANSMISSION COVER SHEET

DATE: 21 AUGUST

TO: DOMINICK SCAGLIONE

FACSIMILE NUMBER: 568-0661

FROM: STEVE OBERON

TOTAL PAGES: 3

MESSAGE:

I HAVE BEEN DELAYING SENDING THIS UNTIL I HAD A CHANCE TO MEET WITH PEOPLE AT THE LAST ENCAMPMENT BUT HAVE NOT BEEN ABLE TO. I WILL CONTINUE TO TRY TO CONTACT SOMEONE BUT WE FOUND NOTHING THAT WE CAN TIE TO THE ENCAMPMENT, SO HERE IS OUR END-OF-FIELD LETTER AND SUMMARY REPORT.

PLEASE CALL IF YOU HAVE ANY QUESTIONS. IT HAS BEEN A PLEASURE SERVING YOU.

Best regards.  
Steve

99-28

RECEIVED  
AUG 29 2001



COLUMBIA HERITAGE, LTD.  
56 NORTH PLANK ROAD - SUITE 287  
NEWBURGH, NEW YORK 12550  
TEL: 888-294-4815 FAX: 845-565-9504

14 August 2001

Mr. Dominick Scaglione  
Scaglione Quality Builders  
241 Temple Hill Road  
New Windsor, New York 12553

Re: Phase I Cultural Resources Survey  
Proposed Subdivision  
Town of New Windsor, Orange County, New York  
Report CA387AB-1-8-01/OPRHP File OOPR2457

Dear Mr. Scaglione:

This end-of-field letter will confirm that all Phase IA site assessment and Phase IB archaeological field sampling related to the referenced proposed two-lot residential subdivision has been completed and will briefly summarize our findings and recommendations.

As you know, the goal of the Phase IA site assessment study was to determine the potential for development impact to known and as-yet-undocumented cultural resources. The project parcel is situated within the National Register-listed New Windsor Cantonment Site. More specifically, it has been noted to lie within the parade area of the original hut sites, a latrine line of the Massachusetts huts and an area of sheet refuse.

A potential for the presence of buried Native American cultural remains was also recognized, based on the proximity of known sites of indigenous activity and the fact that the physiographic character of the subject parcel would not have made it unattractive to prehistoric inhabitants of the area. A potential for buried cultural resources pertaining to the post-Revolutionary War era of settlement was also recognized, since this area has been occupied since the early 19th century.

No buildings that meet minimum age criteria for listing on the State and National Register of Historic Places were noted to stand within view of the affected area. The parcel is located adjacent to reconstructed huts on Town of New Windsor property, but visual impact will be screened by existing vegetation that will not be altered.

To determine whether buried cultural remains were in fact present within the affected area, a Phase IB field survey was performed by our firm during July 2001.



Mr. Dominick Scaglione  
Phase I Cultural Resources Survey - Scaglione Subdivision  
14 August 2001  
Page 2 of 2

Hand-dug shovel test holes were systematically placed across the project area at 26-foot intervals and their contents were screened through 1/4-inch hardware cloth to facilitate the recovery of smaller cultural items, in accordance with current state regulatory agency standards.

No Native American cultural remains were encountered. Recovered material dating from the European American era included no obviously military items and nothing diagnostic of the late 18th century. No concentration of cultural material was noted with items occurring in a generally sparse and scattered context.

A subarea that produced slightly more cultural material and was characterized by somewhat darker soil was more intensively sampled, with additional test holes placed at 13-foot intervals around the original sampling units. Several more cultural items were recovered but no evidence of a latrine or focused deposition of refuse was encountered.

Although the parcel is located within an area of known late 18th century cultural activity, based on the findings of this survey proposed development does not appear to affect cultural features or structural remains associated with this period. Scattered refuse noted appears to date from later periods and is unlikely to constitute a potentially significant cultural resource. Further investigation does seem likely to produce significant cultural information and none is recommended for this parcel.

A Phase IB report presenting our findings in greater detail will be prepared in compliance with state regulatory agency guidelines and submitted to you shortly. Do not hesitate to call if you or the Town of New Windsor have any questions or desire additional information in the interim.

Sincerely,



Stephen J. Oberon  
Principal Investigator



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/09/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/01/2000	TOWN HISTORIAN	/ /	
REV1	04/13/2000	MUNICIPAL HIGHWAY	04/24/2000	APPROVED
REV1	04/13/2000	MUNICIPAL WATER	04/24/2000	APPROVED
REV1	04/13/2000	MUNICIPAL SEWER	05/05/2000	APPROVED
REV1	04/13/2000	MUNICIPAL FIRE	04/25/2000	APPROVED
REV1	04/13/2000	NYS DOT	/ /	
ORIG	10/07/1999	MUNICIPAL HIGHWAY	10/08/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL WATER	10/12/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL SEWER	11/17/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL FIRE	10/13/1999	APPROVED
ORIG	10/07/1999	NYS DOT	04/13/2000	SUPERSEDED BY REV1

LEAD AGENCY  
WAIVED P/H JA JB  
1 2





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

July 17, 2002

Stephen J. Oberon  
Columbia Heritage, Ltd.  
56 North Plank Road, Suite 287  
Newburgh, New York 12550

Re: SEORA  
Scaglione Minor Subdivision  
New Windsor, Orange County  
00PR02457

Dear Mr. Oberon:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966.

Based upon this review, it is the SHPO's opinion that your project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Director,  
Historic Preservation Field Services Bureau.



**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

October 26, 2001

*P.B. # 99-28*

Dominick Scaglione  
Sacaglione Quality Builders  
371 Temple Hill Road  
New Windsor, New York 12553

Dear Mr. Scaglione:

Re: SEQRA  
Scaglione Minor Subdivision  
New Windsor/Orange County  
00PR2457

The Office of Parks, Recreation and Historic Preservation (OPRHP) has reviewed the information submitted for this project. Our review has been in accordance with Section 14.09 of the New York Parks, Recreation and Historic Preservation Law and relevant implementing regulations.

The OPRHP is unable to provide comments regarding the potential impacts to historic resources without having a copy of the final Phase IA/IB archeological survey report. The report needs to be bound and contain original photographs or good resolution reproductions. As soon as we receive the report we will be able to provide additional comments concerning the archeological site.

If you have any questions, please contact Cynthia Blakemore at (518) 237-8643, extension 3288.

Sincerely,

Ruth L. Pierpont  
Director

cc. Mark Edsall, Town Planning Board  
Steve Oberon



SCAGLIONE SUBDIVISION (99-28)

MR. EDSALL: The reason why I suggested to Myra that you defer dealing with the Scaglione application, what correspondence you received was a letter indicating the preliminary findings for the cultural resources study which is near The Last Encampment, but it's not the actual report and not only is it not the actual report but what you're waiting for is to hear from the Office of Parks, Recreation and Historic Preservation, so until that report goes to the state and the state responds, there's no sense wasting our time discussing revision to local zoning code.

MR. PETRO: Motion to adjourn?


MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

  
9/24/01  
Frances Roth  
Stenographer





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

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33 Airport Center Drive  
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**□ Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35 – BLOCK 1 – LOT 70  
**PROJECT NUMBER:** 97-28  
**DATE:** 12 SEPTEMBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.05+/- ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 OCT 1999, 26 APR 2000 AND 14 JUNE 2000 PLANNING BOARD MEETINGS.

1. The property is located in the Planned Industrial (PI) Zoning District of the Town. The single-family use required a Use Variance from the Zoning Board of Appeals, and was referred for that purpose on 11/10/99. It is my understanding that the variances were obtained based on the depicted lots.
2. This would be a fairly simple minor subdivision, except that it is complicated by the fact that it is substantially contiguous to the New Windsor Cantonment and Last Encampment. It is a Type I action under SEQRA and the Board had requested a Full EAF with appropriate Cultural Resources studies.
3. I previously requested that the applicant or his consultant contact the Town Historian and the Historical Associations for comment. We received a memo from the Town Historian which noted concern with the application.
4. We have now received what appears to be a draft report from Columbia Heritage. It is my recommendation that we take no action on this submittal, as the applicant is required to make a complete submittal to New York State Office of Parks, Recreation and Historic Preservation regarding potential impacts to the cultural resources. We should await comment from OPRHP as appropriate as part of the SEQRA process.

Respectfully Submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer





Bernadette Castro  
Commissioner

**New York State Office of Parks, Recreation and Historic Preservation**  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

October 13, 2000

Mark J. Edsall, P.E.  
Planning Board Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Dear Mr. Edsall:

Re: SEORA  
Scaglione Minor Subdivision  
New Windsor, Orange County  
00PR2457

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Director

RLP:bsd  
Enclosure(s)



## ARCHEOLOGY COMMENTS

00PR2457

Based on reported resources, there may be archeological sites within your project area. Therefore, the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase I archeological survey is warranted, unless substantial prior ground disturbance can be documented. If you consider the project area disturbed, documentation of disturbance will need to be reviewed by the OPRHP.

A Phase I survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase I survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our Office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase I survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, the land use history, and/or current soil borings that verify past disruptions to the land

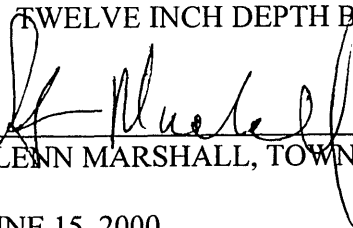
If you have any questions concerning archeology, please call Cynthia Blakemore at (518) 237-8643 ext. 3288.



# **TOWN OF NEW WINDSOR TOWN HISTORIAN SITE PLAN/SUBDIVISION REVIEW**

## **CONCERNS OF TOWN HISTORIAN:**

1. EXISTING HOUSE SITS ON MASS. HUT SITES WHICH ARE APPROXIMATELY 10' BELOW THE SURFACE OF THE FOUNDATION OF THE EXISTING HOUSE.
2. PROPOSED HOUSE #2 FALLS WITHIN THE PARADE AREA OF THE ORIGINAL HUT SITES AND ALSO SHEET REFUSE AREA.
3. PROPOSED HOUSE #3 LIES WITHIN THE LATRINE LINE OF THE MASS. HUTS. PRESENT LAND CONTOUR CLOSELY RESEMBLES THAT OF THE EXISTING LAND CONTOURS ON THE TOWN HISTORIC SITE. ARCHEOLOGICAL INVESTIGATIONS ON THE TOWN PROPERTY AND ARCHEOLOGICAL INVESTIGATIONS AT THE SITE OF THE TWO RECONSTRUCTED HUTS ON THE TOWN PROPERTY HAS CONFIRMED PREVIOUS INVESTIGATIONS DETERMINING SAME.
4. AN ARCHEOLOGICAL INVESTIGATION SHOULD BE MADE OF THE TWO PROPOSED SITES BE IT SHOVEL TESTS OR OTHER RECOMMENDED METHODS TO DETERMINE THE EXISTANCE OF THE PREVIOUS OR ANY DISTURBANCE THEREOF.
5. FOR ADDITIONAL RECOMMENDATIONS – CONTACT STATE OFFICE OF HISTORIC PRESERVATIONS.
6. THE PROPOSED SITES FALL WITHIN THE TWO AND ONE HALF SQUARE MILE NATIONAL REGISTRY SITE OF THE NEW WINDSOR CANTONEMENT.
7. THE ORIGINAL CANTONEMENT SUBSURFACE IS AT ABOUT AN EIGHT TO TWELVE INCH DEPTH BELOW EXISTING SURFACES.

  
GLENN MARSHALL, TOWN HISTORIAN

JUNE 15, 2000

*Scaglione Sub.*  
**99-28**  
~~**99-28**~~

J.P.  
G.C. M.E.  
B.Z.



PUBLIC HEARING:

SCAGLIONE SUBDIVISION (99-28) TEMPLE HILL ROAD & THE CAUSEWAY

Mr. Gerald Zimmerman appeared before the board for this proposal.

MR. PETRO: Three lot subdivision was previously reviewed at the October 13, 1999 and 26 April, 2000 planning board meetings. The application before this meeting for a public hearing and that's basically it. Mr. Zimmerman, why don't you bring bring us up to date with this very fast overlay of what you want to do here and then I want to get into a couple comments. This is a public hearing, the board is going to review it first then we'll open it up to the public.

MR. ZIMMERMAN: Okay, to bring the board up to date, this is a three lot subdivision on Fischer Lane or The Causeway with its intersection of Temple Hill Road. Lot number one in this subdivision has an existing house on it which the applicant currently lives in and lots number 2 and 3 the proposed new lots to be created. Property lies in the PI zoning district and since we want to use it for residential purposes, we went to the ZBA for a use variance which that board granted on February 14 and at this point, since that was granted, we're back before the planning board for consideration of approval of the three lot subdivision.

MR. LANDER: Now, Mr. Zimmerman, because of its proximity to the Cantonment, has a letter been sent to them regarding this subdivision?

MR. ZIMMERMAN: We got a list from the Town's offices and notices were sent out accordingly, they were also sent out at the zoning board meeting as well.

MR. PETRO: Sent to who?

MR. ZIMMERMAN: To all the adjoining properties.

MR. PETRO: We're talking about to the Town historian and also the Historical Association for comment, that's



what I had requested at the last meeting.

MR. ZIMMERMAN: They were sent notices.

MR. PETRO: But we got no responses at this time.

MR. ZIMMERMAN: Correct.

MR. PETRO: What we'll do is proceed.

MR. EDSALL: Do we have a copy of what correspondence was sent to those because I have seen nothing in the file? I don't know if Myra has it.

MS. MASON: What was sent to who?

MR. PETRO: Town historian or any historical associations.

MS. MASON: I sent a copy of the plan to Glen Marshall, the Town Historian, I tried to get ahold of him today, I didn't get any answer.

MR. EDSALL: I want it on record.

MR. PETRO: We can go forward then but I don't want to take any action until we hear from these people, okay, what we're going to do as Ron just says, we'll move forward anyway with the public hearing, let's get some comment, if there's anyone here and then we'll open it back up to the board. On May 22, 2000, ten addressed envelopes containing the attached notice of public hearing were mailed out. So, at this time, I'd like to open it up to the public. If there someone here that would like to speak on behalf of this application, please be recognized by the Chair, come forward. Is there anyone here that would like to speak on behalf of this application? Let the minutes show that no one is here, so, therefore, I would entertain a motion to close the public hearing.

MR. LUCAS: Make the motion.

MR. LANDER: Second it.



MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Scaglione subdivision on Fischer Lane. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have highway approval on 4/24/2000 and fire approval on 4/25/2000. Mark, you don't have any outstanding comments at all, in other words, pretty straightforward? I don't think there's any other problems with the entire plan.

MR. LUCAS: We reviewed it before.

MR. PETRO: Two meetings, the only thing I want to have something in the file because it is so close to the Cantonment.

MR. EDSALL: Just not a matter under state law, it's a Type I Action, you have to follow the procedures for a Type I Action. So it's not merely a matter of this board being comfortable that there's something in the record, we had held off on circulating for lead agency because we were trying to have something attached to the EAF from the Town historian so that when it went to Office of Parks, Recreation and Historic Preservation at the state, it maybe the applicant's advantage if the Town historian had indicated that the area has been disturbed and they had no concern, but we have to circulate one way or the other soon cause we haven't even started the SEQRA process.

MR. ZIMMERMAN: I think it has been circulated.

MR. EDSALL: I believe the EAF has been submitted but I do not believe that the letter went out to coordinate lead agency.



MR. LUCAS: How do we judge, how do we know, is there a distance, is there a, where do we decide what areas are affected?

MR. EDSALL: We make that decision. It's your responsibility to make the decision but you'll receive input from the State Office of Parks, Recreation and Historic Preservation, they may recommend Phase 1 cultural resources study so there's, it's not insurmountable but it's got to be taken care of.

MR. ZIMMERMAN: I have a letter that under your signature that was sent to all involved agencies May 9, Town Historian, New York State Office of Parks.

MR. EDSALL: Okay, I--

MR. PETRO: We have it here.

MR. EDSALL: All right, I didn't have that in my file but if it went out, then you've gotten the first step done, but we still have to get a response from all those agencies.

MR. ZIMMERMAN: That was dated I presume mailed May 9.

MR. EDSALL: Historic Preservation hasn't responded from the state.

MR. PETRO: Mr. Zimmerman, why don't you contact the agencies and see if you can get some letters out so you can finalize it.

MR. EDSALL: Can I just see for a minute?

MR. ZIMMERMAN: I would have done that if that's what you want me to do, I will do it, I didn't want to usurp your powers.

MR. EDSALL: We can take care of the Town historian.

MR. BRESNAN: Is there any window that we work with?

MR. EDSALL: 30 days you can take lead agency.



MR. BRESNAN: Seems like it's been 30 days.

MR. EDSALL: Just over 30 days and Historic Preservation hasn't responded relative to lead agency so you can tonight take lead agency now as to when the, whether or not you want to take any action to declare a negative dec before you even hear from them, that's your call but--

MR. LUCAS: I don't like the idea that where do we decide, I mean, we know where the Cantonment is, what if I went 400 feet down the road, it's not close enough, what's the law?

MR. EDSALL: There's not a definitive line, there's mapping that the state has that identifies sensitive areas, I don't have that mapping, the state does, but I can tell you that on the project in the Town of Cornwall above the Moodna they were concerned that that was potentially a historic area as well so it's fairly far reaching. One of the criteria to eliminate a site is if it's been significantly disturbed, so that might be something that could be considered.

MR. LUCAS: Well, if that Fischer Lane, was that a private road?

MR. ZIMMERMAN: It's a town road.

MR. LUCAS: But it was, all those agencies addressed when it went through that town road?

MR. EDSALL: I don't think it makes any different, town, county or state road.

MR. LUCAS: I'm saying are we stretching too far away from the Cantonment?

MR. EDSALL: That's your call, gentlemen, but first step it has been over 30 days, so you can take lead agency.

MR. PETRO: Well, first of all, I want to go back to what Mike was saying, I don't think it's too far from the Cantonment, I think it's right in the center of the



Cantonment, it's right in front of the bathrooms and it's right adjacent to where all the huts are, all the foundation of the huts are, two model huts are only within 500 feet of the site. So I think it's not too far away and it's a good point, where is too far away, I'm not so sure. But I can tell you one thing I'm sure this particular site isn't too far away, this is right on top of it and I think that it should definitely be looked into by all the boards that are concerned. I am not in favor of taking lead agency until we hear back from some of these people. I'm not against this project in any way, but I want to be told that there's no historic or environmental historically environmental problem with this site and that it's clean. I do not want to start digging over there and dig up a hut, then we're going to have all kinds of problems, all of us. So you have to find out. I don't want to take lead agency and that's basically it. I want to have some letters. I asked for it last time, I think I asked for it the first time since October and until I have it, I don't care, if they didn't send it to me, get them.

MR. LUCAS: Why is that his responsibility?

MR. PETRO: Because I'm asking for it.

MR. BRESNAN: We're dragging this out, Mr. Chairman.

MR. PETRO: Yeah, I agree. Now, if you absolutely disagree with me, I mean, I'll listen to the board but--

MR. ZIMMERMAN: It was sent to them, you know, no one's responded.

MR. LANDER: I think we should have some type of response, I agree with you.

MR. PETRO: That doesn't necessarily make it right though either. With the government, their tomorrow is in years, so they can have it sitting on the shelf somewhere, doesn't mean that there's not a hut there or that there's a cannon buried because nobody responded, that's my point. And I just want to do the right thing, I mean, it's going to be forever, once you put



up the houses, it's forever and it's right in the center of the Cantonment, I grew up there, I know what it is, it's not too far away.

MR. BRESNAN: Is there anything that we can do to help get the agencies that are responsible to respond?

MR. PETRO: Obviously, yes, for the Town historian not to have responded frankly is ridiculous and it's the New York State Parks and Recreation is one place, if we get something from them and something from Mr. Marshall at that point, we have had responses and even if they are wrong saying there's nothing there, what are we going to do. I can't hold everybody's hand to come look at this thing, but I want to have something, I don't have anything. There's no other holdup on this site plan for the Town, I mean, I'll give you, we'll give you final approval in two minutes, but the proximity of that land next to the Cantonment warrants a letter and finalize the SEQRA process. I think we should wait two weeks, let's put it that way, all right, it's been there since 1776, waiting two more weeks, that's it.

MR. ZIMMERMAN: Okay.

MR. EDSALL: Maybe if you can call historic preservation.

MS. MASON: I'll call them and Glen Marshall.





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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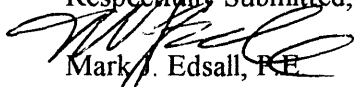
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35 – BLOCK 1 – LOT 70  
**PROJECT NUMBER:** 97-28  
**DATE:** 14 JUNE 2000  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION  
OF THE 1.05+/- ACRE PARCEL INTO THREE (3)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN  
WAS PREVIOUSLY REVIEWED AT THE 13 OCT 1999  
AND 26 APR 2000 PLANNING BOARD MEETINGS.  
THE APPLICATION IS BEFORE THE BOARD FOR A  
PUBLIC HEARING AT THIS MEETING.

1. The property is located in the Planned Industrial (PI) Zoning District of the Town. The single-family use required a Use Variance from the Zoning Board of Appeals, and was referred for that purpose on 11/10/99. It is my understanding that the variances have been obtained based on the depicted lots. A record of same should be on file with the Planning Board and should be referenced on the subdivision plat.
2. This is a fairly simple minor subdivision complicated by the fact that it is substantially contiguous to the New Windsor Cantonment and Last Encampment. As such it is a Type I action under SEQRA and the applicable procedures must be followed.

I requested that the applicant or his consultant contact the Town Historian and the Historical Associations for comment. I have not received any response in this regard.

Respectfully Submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

NW99-28-14Jun00.doc





Bernadette Castro  
Commissioner

**New York State Office of Parks, Recreation and Historic Preservation**  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

August 2, 2000

Mark J. Edsall, P.E.  
Planning Board Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Dear Mr. Edsall:

Re: SEQRA  
Scaglione Minor Subdivision  
New Windsor, Orange County  
00PR2457

The State Historic Preservation Officer (SHPO) has reviewed the information you provided in accordance with Section 106 of the National Historic Preservation Act and relevant implementing regulations.

We require a map showing the location of the project area.

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Director

RLP:bsd



RESULTS OF P.B. MEETING OF: June 14, 2000

PROJECT: Scaphere Sub

P.B.# 99-28

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Check with Glen Marshall</u>
<u>Get approval from agencies (State)</u>



State of New York

County of Orange, ss:

Steven Smith being duly sworn

disposes and says that he is

Vice President of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, Town of

Newburgh and City of Newburgh and

that the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 19 day of May A.D., 2000

and ending on the 19 day of May

A.D. 2000

*Steven W. Smith*

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on June 14, 2000 at 7:30 P.M. on the approval of the proposed Subdivision of Lands (S.35B 1 L 70) of Domenico Scaglione located at Fisher Lane (Causeway). Map of the Subdivision of Lands is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

By Order of  
TOWN OF NEW WINDSOR  
PLANNING BOARD  
James R. Petro, Jr.  
Chairman  
Dated: May 10, 2000

Subscribed and shown to before me

this 6 day of June, 2000.

*Mary E. Fordenbacher*

Notary Public of the State of New York

County of Orange.

MARY E. FORDENBACHER  
Notary Public, State of NY  
Residing in Orange County  
No. 4718013

My commission expires 2-28-01



In the Matter of Application for ~~Site Plan~~/Subdivision of  
Scaglione Sub.,

AFFIDAVIT OF  
SERVICE  
BY MAIL

MYRA L. MASON, being duly sworn, deposes and says:

On May 22, 2000, I compared the 10 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

*Myra L. Mason*  
Myra L. Mason, Secretary for  
the Planning Board

22<sup>nd</sup> day of May, ~~19~~2000

Debrah Green  
Notary Public

AFFIMAIL.PLB - DISC#1 P.3.



John & Ethel Milkovich  
12 Causeway  
New Windsor, NY 12553

✓ Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

✓ Greg & Teresa Ruch  
377 Temple Hill Road  
New Windsor, NY 12553

✓ State of New York C/o Colin Campbell  
Office of the State Comptroller  
Bureau of Financial Administration  
5<sup>th</sup> Floor - AE Smith Building  
Albany, NY 12226

✓ Frank & Giovanna Scaduto  
367 Temple Hill Road  
New Windsor, NY 12553

✓ George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

✓ Dorothy H. Hansen, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

✓ Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553

✓ James R. Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

✓ Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
45 Quassaick Avenue  
New Windsor, NY 12553

10 Mailed



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Dated: May 10, 2000

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr

Chairman

*Looks Good Mary -  
Let it go.*



5/1/00  
CW



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## REQUEST FOR NOTIFICATION LIST

DATE: May 1, 2000

1763

NAME: Scaglione, Domenico TELE: (5) 782-7976

ADDRESS: 241 Temple Hill Rd  
Call: Gerald Zimmerman

TAX MAP NUMBER: SEC. 35, BLOCK 1, LOT 70  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

PUBLIC HEARING DATE (IF KNOWN): \_\_\_\_\_

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING  
PROPERTY OWNERS AND ACROSS ANY STREET)

☒  
YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)

☐  
YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS  
WITHIN THE AG DIST. WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)

☐  
YES

\*\*\*\*\*

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)

☐  
YES

\*\*\*\*\*

AMOUNT OF DEPOSIT \$ \_\_\_\_\_ TOTAL CHARGE \$ \_\_\_\_\_



RESULTS OF P.B. MEETING OF: April 26, 2000

PROJECT: Longhorn Suit

P.B.# 29-28

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y ☒ N ☐

M)\_\_\_ S)\_\_\_ VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) 4 (S) 1 VOTE: A 5 N 0

CARRIED: YES ☐ NO ☒

WAIVE PUBLIC HEARING: NO(S) A VOTE: A 4 N 1 WAIVED: Y     N ✓

SCHEDULE P.H. Y ☒ N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: \_\_\_\_\_

MO S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Send to Gen Marshall



SCAGLIONE SUBDIVISION (99-28)

Mr. Charles Carlson appeared before the board for this proposal.

MR. PETRO: This is a 3 lot subdivision.

MR. LANDER: Where are these three lots?

MR. CARLSON: This is located at the corner of Temple Hill Road, also known as New York State Route 300. It's 1.05 acres, 1.05 acres of land, proposed to be split into two additional lots. There's a home on lot number 1, proposed two other new lots which needed a variance from the zoning board which was granted February 17, 2000.

MR. PETRO: This is by your house, right?

MR. SCAGLIONE: Right.

MR. PETRO: What about, I'm sorry not to talk around you, but what about the Cantonment and historical there, what are we going to have to show that there's nothing on these lots as far as digging up musket balls?

MR. SCAGLIONE: They were notified but nobody showed up.

MR. PETRO: Glen Marshall knows you're going to build houses there?

MR. SCAGLIONE: I mentioned to him, yes.

MR. LANDER: I think we're going to have to get a letter out to--

MR. PETRO: New York State.

MR. LANDER: Well, to the Cantonment about there's going to be excavation being done and this and that.

MR. PETRO: You own the other side of the road, you have foundation of the huts, so we have to know that



there's not something here.

MR. SCAGLIONE: Nothing as far as I know.

MR. LANDER: You're asking for an archeological study that hasn't been done, just a letter to the Cantonment, let them know that you're, maybe even send them a copy of this plan or whatever that you're going to be doing building and if they have a problem, they have to notify the Town of New Windsor Planning Board of that fact by letter. Just can't call us up on the phone.

MR. PETRO: He has it written here that based on this location, the project becomes a Type I action under SEQRA process and we're going to send out coordination letters, so I guess he's already thought of what I'm thinking about.

MR. ELY: Correct.

MR. PETRO: That's going to cover that, in other words, if we don't get anything back, but we have to be sure somebody doesn't dig up and you're right in the center of the Cantonment there, I'm not telling you anything you don't know.

MR. LUCAS: There's houses on both sides of this.

MR. PETRO: I'm not saying there's a problem but I want to know, I don't want you getting there with a bulldozer and dig up a hut and we're all going to be--

MR. KRIEGER: SEQRA review was done by the zoning board but only for that application and I think the applicant was told so it was not designed to be dispositive of the, all the SEQRA questions.

MR. ARGENIO: I agree with your issue, I do as an aside what was the agency that did the search on the property on 207 over near the sign place?

MR. PETRO: By Perry's Sign there.

MR. ARGENIO: Was that the Historical Society?



MR. ELY: Probably.

MR. LANDER: They get involved because of Perry's house.

MR. ARGENIO: They did find items on the lot, if you remember.

MR. LANDER: I don't recall.

MR. ARGENIO: That's it, his comments are not unfounded.

MR. PETRO: Well, we did the little bathroom down there, Uncle John and I, we were working on the little bathroom down by the Cantonment, we found a musket barrel so I'm saying that that's right in the heart, I'm not trying to give you a hard time, but we need to know that it's done right there, that's all, you have every right to build your houses and we're going to not try to hold you up, but it could be 30 years with excavation or something with sifters and sanders. Aside from that, we'll get to the bottom of it. The letters will go out for coordination letters. Can I have authorization in the form of a motion please?

MR. LUCAS: Make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board authorizes coordination letters to go out on the Scaglione subdivision on Temple Hill Road and the Causeway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE



MR. CARLSON: Do we need a public hearing?

MR. LANDER: Well, our engineer thinks it would be advisable to have one.

MR. PETRO: Only cause you're right next to the Cantonment, this is a sensitive area. Normally, we probably would waive the public hearing but I'd entertain a motion to schedule a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board schedule a public hearing for the Scaglione minor subdivision on Fischer Lane and Causeway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	NO
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. CARLSON: I was just asking because they had one for the zoning board and I was asked to ask that.

MR. PETRO: You can schedule it, you've got to, the letters have to go out, they have 30 days to respond, correct, so really not a waste of time and later on, when we're done, you would be happy we had the public hearing. Back to the plan for a moment, do you have any comments on the plan? Looks very straightforward, doesn't look like there's too much to review, obviously.

MR. LANDER: There's sewer and water?

MR. CARLSON: Yes.

MR. LUCAS: There must be an easement at the end of



that with the sewer, right, there's not a pump system there.

MR. PETRO: Lot of property's been disturbed where these houses are going, I just want to be very sure that we're doing the right thing.

MR. LANDER: I think there's the main sewer line is beyond these.

MR. PETRO: It's down further.

MR. CARLSON: Yes, down towards the end here as far as I can tell.

MR. PETRO: We'll get you scheduled for a public hearing. We're all set. I don't see anything to hold it up, as long as everything comes back with no problems, we'll move along. Okay, thank you.





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35-BLOCK 1-LOT 70  
**PROJECT NUMBER:** 99-28  
**DATE:** 26 APRIL 2000  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE  
1.05 ± ACRE PARCEL INTO THREE (3) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 13 OCTOBER 1999 PLANNING BOARD  
MEETING.

1. The property is located in the Planned Industrial (PI) Zoning District of the Town. Since the single-family residential use is not a use permitted by right or by special permit, the Applicant was referred to the Zoning Board of Appeals for a necessary use variance. It is our understanding that the Applicant has received the necessary use variance from the Zoning Board of Appeals. A copy of the decision should be on file with the Planning Board.
2. This is a fairly simple minor subdivision complicated by one (1) issue. The site is substantially contiguous to the New Windsor Parklands (New Windsor Cantonment and Last Encampment). Based on this location, the project becomes a Type I action under SEQRA. In recognition of same, the Applicant has submitted a Full Environmental Assessment Form.

As a Type I action, it is necessary that the Planning Board authorize the issuance of a Lead Agency Coordination Letter to advise all involved and interested agencies of this proposed action. Once authorized, I will coordinate this circulation with the Applicant's Engineer.



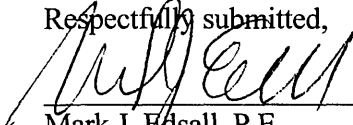
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

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SECTION 35-BLOCK 1-LOT 70  
**PROJECT NUMBER:** 99-28  
**DATE:** 26 APRIL 2000

If the Board has procedural questions regarding Type I actions, the Attorney can explain the procedural requirements.

3. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations. Given the classification of the project, I would recommend a Public Hearing.
4. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:SCAGLIONE2.mk



-----X  
In the Matter of the Application of

**DOMINICK SCAGLIONE**

MEMORANDUM OF  
DECISION GRANTING  
USE VARIANCE

#99-51.  
-----X

**WHEREAS, DOMINICK SCAGLIONE**, residing at 241 Temple Hill Road, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for a use variance to allow a single-family residential dwelling on Temple Hill Road at the Causeway in a PI zone; and

**WHEREAS**, a public hearing was held on the 14th day of February, 1999 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant and Gerald Zimmerman, P.E. appeared for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a proposed residential subdivision located in a PI zone but the property is directly adjacent to an R-4 zoning district and the properties surrounding the Applicant's property are all occupied by single-family residential dwellings.

(b) The property is approximately one acre in size and is too small to fit under any of the allowed uses for a PI zone.

(c) The property is served by municipal water and sewer.



(d) The property is proposed to be split into three residential lots. There is an existing one-family dwelling on one of the lots making 30,000 plus or minus square feet of area available for development.

(e) If developed in the manner the Applicant suggests, the property will not increase the drainage or water runoff in the surrounding areas because it would flow away from Route 300 and onto the Town road, Fischer Lane, which has adequate facilities to handle the drainage.

(f) The Applicant understands that if the variance which he seeks is granted, this Application would still be subject to Planning Board review at which time a full SEQRA review will be had there.

(g) The Applicant has owned the property in excess of 23 years.

(h) Based on the short form assessment filed and the Board members' familiarity with the property, it appears that this property if developed in the manner requested by the Applicant will have no effect on the environment.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The Applicant cannot realize a reasonable return on the property absent the variance because it is not usable for any allowed use in that zone. It therefore has no value.

2. The alleged hardship relating to the property in question is unique because of its location surrounded by one-family residential homes and its size.

3. The requested use variance, if granted, will not alter the essential character of the neighborhood.

4. The alleged hardship has not been self-created.

5. The application for a use variance is granted.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a use variance to allow construction of a single-family residence in a PI zone, at the above location, in an PI zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**



**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: April 24, 2000.

  
Chairman





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

9 May 2000

SUBJECT: SCAGLIONE MINOR SUBDIVISION  
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 99-28)

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for subdivision approval of the Scaglione Minor Subdivision project located on Fisher Lane (Causeway) within the Town. The project involves the development of three (3) single-family residential lots, located on a 1.05 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is a Type I action, since the property is located in the proximity of the New Windsor Cantonment and Last Encampment as presently listed in the National Register of Historic Places.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.




All Involved Agencies  
Scaglione Minor Subdivision  
Page 2,

Attached hereto is a copy of the preliminary subdivision plan, with vicinity map, for your reference. A copy of the Full Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.  
PLANNING BOARD ENGINEER

Enclosure

cc: Town of New Windsor Historian  
New York State Parks, Recreation and Historic Preservation ✓  
Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk (w/o encl)  
Orange County Department of Planning (w/o encl)  
Planning Board Chairman (w/o encl)  
Planning Board Attorney (w/o encl)  
Applicant (w/o encl) ✓

SCAGLIONE.mk





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

9 May 2000

SUBJECT: SCAGLIONE MINOR SUBDIVISION  
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 99-28)

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All Involved Agencies  
Scaglione Minor Subdivision  
Page 2,

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MARK J. EDSALL, P.E.  
PLANNING BOARD ENGINEER

Enclosure

cc: Town of New Windsor Historian  
New York State Parks, Recreation and Historic Preservation  
Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk (w/o encl)  
Orange County Department of Planning (w/o encl)  
Planning Board Chairman (w/o encl) ✓  
Planning Board Attorney (w/o encl)  
Applicant (w/o encl)

SCAGLIONE.mk



(CALL BRUCE - POOL DOOR) B.G.

ZONING BOARD OF APPEALS  
November 22, 1999

AGENDA:

7:30 p.m. - Motion to accept minutes of the 11/08/99 meeting as written.

PRELIMINARY MEETINGS:

SET UP  
FOR P/H

1. **MINUTOLI, RICHARD F.** - Request for 2 ft. fence height variance to construct fence in front yard in variation of Section 48-14C(1)(c) of the Supp. Yard Regs. at 424 Mt. Airy Road in an R-3 zone. (65-1-77).

SET UP  
FOR P/H

2. **ACCETTURA, FAWN & JOSEPH** - Request for variation of Section 48-14C(1)(D) to allow a 6'-7' scalloped-topped wooden fence and chain link fence for dog pen at 1 Farmstead Road in an R-4 zone. (27-5-1.2).

SET UP  
FOR P/H

3. **SCAGLIONE, DOMENICO** - Referred by Planning Board for use variance: subdivision of two parcels will create two-single family residential lots off Temple Hill Road and Fisher Lane in a PI zone. Use not permitted. (35-1-70).

PUBLIC HEARINGS:

APPROVED

4. **VGR ASSOCS./ALLSTATE** - Request for 3' x 6' façade sign in variation of Section 48-18H(1)(b) of the Supp. Sign Regs. at Price Chopper Plaza in C zone. (69-1-6).

(APPROVED)

5. **HANSON, VILMA LEE** - Request for 10 ft. rear yard variance for existing garage at 38 Beaver Brook Road in an R-4 zone. (58-4-8).

DISAPPROVED 6. FRANK

**Formal Decisions: (1) Jennings (2) Johnson (3) Ryan (4) TGS**

Pat - 563-4630 (o) or 562-7107 (h)

APPROVED

RECEIVED

NOV 18 1999

BUILDING DEPARTMENT



32.

- 19

— — — — —

- SET UP  
FOR P/H

- Set - 1  
File 1/4

- $$A_{\alpha} = A_{\alpha}^{\alpha}$$

- only 5

**Formal Decisions: (1) Windsor Academy; (2) VGR/Allstate; (3) Hansen Pat – 563-4630 (o) or 562-7107 (h)**

APPROVED



51 ZBA 11-22-99  
SET UP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 99-28

DATE: 10 NOV 99

APPLICANT: DOMENICO SCAGLIONE  
241 TEMPLE HILL RD  
NEW WINDSOR N.Y. 12553

# 2 ZBA 2-14-00  
NEG DEC  
USE VARIANCE (APPROVED)

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 25 MAR 97

FOR (SUBDIVISION - ~~XXXXXX~~ SITE PLAN)

LOCATED AT TEMPLE HILL RD.

ZONE PI

DESCRIPTION OF EXISTING SITE: SEC: 35 BLOCK: 1 LOT: 70



IS DISAPPROVED ON THE FOLLOWING GROUNDS: \_\_\_\_\_

**PROPOSED SINGLE-FAMILY USE NOT  
PERMITTED IN ZONE.**

**USE VARIANCE REQUIRED**

  
MARK J. EDSALL P.E. for  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE _____ USE _____		
MIN. LOT AREA _____	_____	_____
MIN. LOT WIDTH _____	_____	_____
REQ'D FRONT YD _____	_____	_____
REQ'D SIDE YD. _____	_____	_____
REQ'D TOTAL SIDE YD. _____	_____	_____
REQ'D REAR YD. _____	_____	_____
REQ'D FRONTAGE _____	_____	_____
MAX. BLDG. HT. _____	_____	_____
FLOOR AREA RATIO _____	_____	_____
MIN. LIVABLE AREA _____	_____	_____
DEV. COVERAGE _____ %	_____ %	_____ %
O/S PARKING SPACES _____	_____	_____

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE



ZBA REFERRALS:

SCAGLIONE, DOMENICO SUBDIVISION (99-28)

Mr. Gerald Zimmerman appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 1.05 acre parcel into three single family residential lots. The plan was reviewed on a concept basis only.

MR. ZIMMERMAN: Okay, as the chairman indicated, we're looking to subdivide this lot into three lots, the property's located on Route 300 and Fischer Lane, it's located in the PI, Planned Industrial Zoning District. The property is currently improved by a single family dwelling where Mr. Scaglione who is the applicant resides and what we're proposing to do is to subdivide the property into three lots. The zoning district, the PI zone, as you're aware, doesn't permit single family dwellings. However, the properties that surround this property currently improved by a single family dwellings and just across the road Route 300 is the R-4 zoning district.

MR. LANDER: Mr. Zimmerman, what's right across the street from this location, is that the Cantonment?

MR. ZIMMERMAN: That's behind it is the Cantonment, it's across the street.

MR. PETRO: It's across Fischer Lane, also.

MR. ZIMMERMAN: So, since the properties in the area that it's currently located is primarily residential and the Cantonment surrounds the property, we're interested in or Dominick's interested in subdividing it for residential purposes.

MR. LANDER: This is a town road.

MR. ZIMMERMAN: Fischer Lane's a town road, yes.

MR. LANDER: Dedicated town road?



MR. ZIMMERMAN: Yes.

MR. PETRO: Has anyone contacted Glen Marshall from the New Windsor Historical Society, any information on the lots at all?

MR. SCAGLIONE: No.

MR. PETRO: As far as--

MR. EDSALL: That's going to be something that's going to be very important when the board gets it back from the ZBA and you start your SEQRA review, you'll have to consider that and indicate to them what type of archeological investigations you want to have done. But I think for now, they're just going to the ZBA.

MR. LUCAS: Looking for referral.

MR. EDSALL: So they can get considered for single family.

MR. PETRO: I'd like to instruct them, that's a good point. Let the minutes reflect that Andy Krieger, the Planning Board attorney, has joined us. We're going to need something, you have to address this, Dominick, assuming you go to the zoning board and are successful and come back, but I'd like to have something in the form of a letter from Glen Marshall or someone from New Windsor Historical Society.

MR. EDSALL: It's a Type I action under SEQR so you've got an involved process to go through to properly consider the historical aspects.

MR. PETRO: So it will all be covered.

MR. EDSALL: We've got quite a bit to do when they come back.

MR. PETRO: I'd like to see something from Glen Marshall.

MR. EDSALL: They're going to be listed as an interested agency.



MR. PETRO: Motion to approve.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Scaglione minor subdivision on Fischer Lane. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. LUCAS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. If you are successful in receiving those and want to appear before this board once again, you're welcome to do so. Thank you.



RESULTS OF PREVIOUS MEETING OF: October 1999

PROJECT: Scaphone Plot Sub P.B.# 99-28

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ WAIVED: Y\_\_\_N\_\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) LN S) 24 VOTE: A 5 N 0

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ APPROVED:\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

Lead to





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhupa@ptd.net

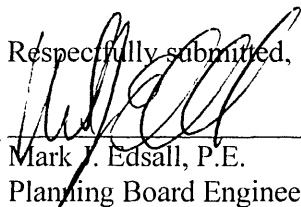
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** SCAGLIONE MINOR SUBDIVISION  
**PROJECT LOCATION:** FISHER LANE (CAUSEWAY)  
SECTION 35-BLOCK 1-LOT 70  
**PROJECT NUMBER:** 99-28  
**DATE:** 13 OCTOBER 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE  
1.05 ± ACRE PARCEL INTO THREE (3) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. The property is located within the Planned Industrial (PI) Zoning District of the Town. The single-family residential use is not a use permitted by right or by special permit within the PI Zone.

Based on the above, the Applicant will require a use variance for the proposed single-family residential lots. A referral to the Zoning Board of Appeals is necessary. It may be appropriate that the Planning Board comment, in the record, regarding their opinion of the uses on the causeway and the appropriateness (from a planning standpoint) of the development of this parcel for residential purposes.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:SCAGLIONE.mk



SCAGLIONE, DOMENICO

Mr. Gerald Zimmerman and Mr. Domenico Scaglione appeared before the board for this proposal.

MR. NUGENT: Referred by Planning Board for use variance, subdivision of two parcels will create two single family residential lots off Temple Hill Road and Fisher Lane in a PI zone. Use not permitted.

MR. ZIMMERMAN: My name is Gerry Zimmerman, I'm an engineer and this is Mr. Scaglione. As the map indicates, the property in question is located on Fisher Lane and Temple Hill Road, that's where Mr. Scaglione currently resides and this property lies as indicated in the PI zoning district and as such is not, residential uses are not permitted. However, on this property is an existing house and along Fisher Lane and in this area, there are all residential houses, all single-family houses that surround this property as well as the New Windsor Cantonment, which surrounds the property as well. And what Mr. Scaglione would like to do is obtain a variance so that he could proceed to the planning board to subdivide the property for residential purposes which would be in conformity with the surrounding area.

MR. NUGENT: That's a survey of the area?

MR. ZIMMERMAN: Yeah, that's New Windsor tax map and tax lot 70 is Mr. Scaglione's property and this is Route 300 Fisher Lane and the lot depicted on here are all single family, all located along Route 300 and other single family dwellings opposite Mr. Scaglione on Fisher Lane directly behind the property is the New Windsor Cantonment property surrounds it actually on all sides.

MR. NUGENT: What we're looking at is lot 71, 72?

MR. ZIMMERMAN: No, we're relating only to lot 70.

MR. NUGENT: That's the lot he wants to subdivide?

MR. ZIMMERMAN: That's correct, these other lots that



exist, they are either single family or Cantonment property.

MR. NUGENT: Fisher Lane is a private road?

MR. ZIMMERMAN: No, it's a town road.

MR. BABCOCK: Town road, yes.

MR. NUGENT: Does it have services?

MR. BABCOCK: Yes.

MR. SCAGLIONE: Water and sewer.

MR. NUGENT: These lots going to be about 15,000 square feet?

MR. ZIMMERMAN: In the R-4 zoning district, yes.

MR. NUGENT: There's no building lot in the PI?

MR. ZIMMERMAN: This would be in conformity with the surrounding area single-family houses.

MR. NUGENT: You guys have this, you might want to look at that.

MR. TORLEY: This is PI for a number of years, isn't it?

MS. BARNHART: Yes, it has been for a long time.

MR. NUGENT: All single-family houses in there?

MR. NUGENT: Mike, were all the other houses done prior to the zoning?

MR. BABCOCK: Yeah, I would say, Mr. Chairman, that to my knowledge, they all were. I don't remember anybody else building a house there, not saying that I know that for a fact, though.

MS. BARNHART: They have been there a long time.



MR. BABCOCK: Yeah.

MR. NUGENT: Where is Fisher Lane, by the smoke shop?

MR. BABCOCK: Right by the Cantonment, go down the back to the Cantonment, Fisher Lane is the Cantonment road.

MR. SCAGLIONE: It's the causeway, that's the new name.

MR. NUGENT: Where they built the new bathroom down there?

MR. BABCOCK: Yes, it's right on the corner.

MR. NUGENT: Okay, I know where you are now.

MR. TORLEY: So, not only do we have a question that it is in a PI zone, it's next to a historical site?

MR. BABCOCK: Yes, basically the only thing you can build in a PI zone is manufacturing or warehousing which typically requires 80,000 square feet which he doesn't have.

MR. REIS: This use would be less of an impact on the area than the zoning permits.

MR. BABCOCK: Right.

MR. KRIEGER: Pat, let me ask you, has a short form environmental assessment been filed?

MS. BARNHART: Not yet.

MR. ZIMMERMAN: We filed that with the planning board.

MR. KRIEGER: Has to be filed again with the zoning board.

MR. TORLEY: I'm not sure short form would be enough.

MR. KRIEGER: Well, that's up to you. If he has to file a short form anyway, if you board members decide that the short form does not supply enough information, you can ask him for a long form or you can ask him for



an environmental impact statement. So the short form is not meant to take care of it, it just gets you started.

MR. REIS: Accept a motion?

MR. NUGENT: Just a second.

MR. KRIEGER: I think because it's a use variance, it's going to have to apply with SEQRA and in this case, because he's next to a historical agency, historical park, a lead agency coordination letter has to be sent out to see if they are interested. Probably not, but they have to be asked before this board can take on to itself lead agency and proceed on the SEQRA question.

MS. BARNHART: I have an environmental form in the package.

MR. NUGENT: Can that be all done at the public hearing?

MR. KRIEGER: Well, I can send out the lead agency coordination letter, but they have 30 days to comment, they have 30 days to respond to the letter, so depending on when the public hearing is, maybe yes and maybe no.

MR. NUGENT: So we really need to have that before he signs up for the public hearing.

MR. KRIEGER: Before it's scheduled for a public hearing that period should expire, so that the board knows at that point whether it's going to be lead agency or whether somebody else is.

MR. NUGENT: I'm sure you understand all that.

MR. ZIMMERMAN: Yes.

MR. KANE: Cover the financial portion of that.

MR. NUGENT: Any further questions? I'll accept a motion.



MR. REIS: Make a motion we set up Mr. Scaglione for his requested variance.

MR. KANE: Second the motion.

ROLL CALL

MR. KANE	AYE
MR. MCDONALD	AYE
MR. REIS	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. KRIEGER: Those are the criteria, those are the state law criteria, I know that you have them, but it may be easier just to keep them in the file.

MR. ZIMMERMAN: Thank you.



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/07/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-28

NAME: SCAGLIONE, DOMENICO SUBDIVISION  
APPLICANT: SCAGLIONE, DOMENICO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/1999	REC. CK. #2036	PAID		450.00	
		TOTAL:	0.00	450.00	-450.00

*d'Zappalo*





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-28

DATE PLAN RECEIVED:

RECEIVED

APR 13 2000

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

ZIMMERMAN

for the building or subdivision of

SCAGLIONE

has been

reviewed by me and is approved \_\_\_\_\_,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

John P. [Signature]  
SANITARY SUPERINTENDENT

5/3/00  
DATE



**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 25, 2000**

**SUBJECT: Scaglione Subdivision**

Planning Board Reference Number: PB-99-28

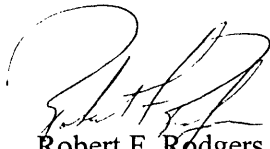
Dated: 13 April 2000

Fire Prevention Reference Number: FPS-00015

A review of the above referenced subject subdivision plan was conducted on 20 April 2000.

This subdivision plan is acceptable.

Plans Dated: 20 March 2000.



Robert F. Rodgers  
Fire Inspector

RFR/dh





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: \_\_\_\_\_

88-20

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

APR 13 2000

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Dominic Scaglione has been

reviewed by me and is approved \_\_\_\_\_,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Please Call For map-out-

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

Stew D. D. D. - 4-24-00  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-28

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

APR 13 2000

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved /,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry K. Hall 4-24-00  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

99-28

WORK SESSION DATE:

5 APR 00

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

new plan

PROJECT NAME:

Scaglione Sub

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Phil/Dan Scaglione/Gen 2.

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

got use variance

Must ck SEQRA re arch/hist

need Full EAF

Glenn Marshall ← Historian

Lat Encampment -

IMPORTANT!

\* If they can get letter from Encampment would be helpful \*

CLOSING STATUS

☒

Set for agenda

☐

possible agenda item

☐

Discussion item for agenda

☐

ZBA referral on agenda

pbwsform

10MJ98





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

RECEIVED

PLEASE RETURN COMPLETED FORM TO:

OCT 8 1999

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

N.Y. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

99-28

DATE PLAN RECEIVED:

RECEIVED OCT - 7 1999

The maps and plans for the Site Approval

Subdivision



as submitted by

for the building or subdivision of

has been

reviewed by me and is approved



disapproved

If disapproved, please list reason

W. James Sullivan  
HIGHWAY SUPERINTENDENT

10/8/99  
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: \_\_\_\_\_

DATE PLAN RECEIVED: RECEIVED OCT - 7 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Domenico Scaglione has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

This property also known as the  
Causeway has water available for project

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 10-12-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



INTER-OFFICE CORRESPONDENCE

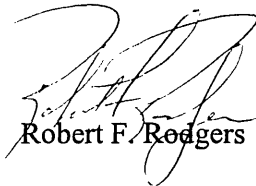
TO: Town Planning Board  
FROM: Town Fire Inspector  
SUBJECT: Scaglione Subdivision  
DATE: 13 October 1999

Planning Board Reference Number: PB-99-28  
Dated: 7 October 1999  
Fire Prevention Reference Number: FPS-99-014

A review of the above referenced subject subdivision plan was conducted on 7 October 1999.

This subdivision plan is acceptable.

Plans Dated: 21 March 1997 Revision 1



Robert F. Rodgers





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B

1.3  
**99-28**

WORK SESSION DATE: 6 OCT 99

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No

REQUIRED: Full App

PROJECT NAME: Scagliosi

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Mr. Scagliosi, Jerry Zimmerman

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP. Bah

ENGINEER X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Carseway (Fisher Lane) f/k/a.

PI (across street is R-4)

bulk OK for R-4 A-8 7 sewer & water  
needs ZBA referral

need app. tomorrow for next week.

CLOSING STATUS

X Set for agenda IF FULL APP

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg. \_\_\_\_\_ Site Plan \_\_\_\_\_ Spec. Permit \_\_\_\_\_

1. Name of Project Subdivision for Domenico Scaglione

2. Name of Applicant Domenico Scaglione Phone 562-7043

Address 241 Temple Hill Road, New Windsor, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Zimmerman Engineering & Surveying, P.C.

Address Route 17M Harriman N.Y. 10926  
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney None Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning  
Board Meeting Gerald Zimmerman Phone 782-7976  
(Name)

7. Project Location: On the westerly side of Temple Hill Road  
on the southerly side of Fisher Lane. (street)  
\_\_\_\_\_ feet of \_\_\_\_\_  
(direction) (street)

8. Project Data: Acreage of Parcel 1.05 ac. Zone T1,  
School Dist. Newburgh

9. Is this property within an Agricultural District containing  
a farm operation or within 500 feet of a farm operation  
located in an Agricultural District? Y \_\_\_\_\_ N X

If you answer "yes" to question 9, please complete the  
attached Agricultural Data Statement.



10. Tax Map Designation: Section 35 Block 1 Lot 70

11. General Description of Project: 3 lot subdivision which includes an  
existing dwelling located in a P1 zone (Planned Industrial). Lots are  
proposed for residential purposes since general area is predominately  
residential now. ZBA approval & variance will be required.

12. Has the Zoning Board of Appeals granted any variances for  
this property? yes X no.

13. Has a Special Permit previously been granted for this  
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the  
property owner, a separate notarized statement from the owner  
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and  
states that the information, statements and representations  
contained in this application and supporting documents and  
drawings are true and accurate to the best of his/her knowledge  
and/or belief. The applicant further acknowledges responsibility  
to the Town for all fees and costs associated with the review of  
this application.

Sworn before me this

25<sup>th</sup> day of March 1997

*Joseph A. Leone*  
Applicant's Signature

*Chris Scibelli*  
Notary Public **CHRIS SCIBELLI**  
Notary Public, State of New York  
No. 24-4814694  
Qualified in Orange County  
Commission Expires September 30, 1998

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED OUT - 7 1999

Date Application Received

Application Number



## Appendix A

State Environmental Quality Review

## FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

### DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

SUBDIVISION PLAN FOR DOMENICO SCAGLIONE

Name of Action

TOWN OF NEW WINDSOR

Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

April 6, 2000

Date



## PART 1—PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <b>SUBDIVISION PLAN FOR DOMENICO SCAGLIONE</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>SOUTH WEST CORNER OF TEMPLE HILL ROAD (N.Y.S. ROUTE 300) &amp; FISHER LANE</b>		
NAME OF APPLICANT/SPONSOR <b>DOMENICO SCAGLIONE</b>	BUSINESS TELEPHONE <b>(914 ) 562-7043</b>	
ADDRESS <b>241 TEMPLE HILL ROAD</b>		
CITY/PO <b>NEW WINDSOR</b>	STATE <b>NY</b>	ZIP CODE <b>12553</b>
NAME OF OWNER (If different) <b>SAME AS ABOVE</b>	BUSINESS TELEPHONE <b>( )</b>	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION <b>3 LOT SUBDIVISION OF A 1.05 ACRE PARCEL. A EXISTING DWELLING IS LOCATED ON PROPOSED LOT 1, LOTS 2 &amp; 3 WILL CREATE 2 NEW RESIDENTIAL BUILDING LOTS. EXISTING PUBLIC UTILITIES (SEWER &amp; WATER) IS AVAILABLE &amp; CONNECTIONS TO SAME IS PROPOSED. EXISTING ZONE PI (PLANNED INDUSTRIAL) WHICH REQUIRES A USE VARIANCE HAS BEEN GRANTED BY ZBA ON 2-14-00</b>		

Please Complete Each Question—Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:    ☐ Urban    ☐ Industrial    ☐ Commercial    ☒ Residential (suburban)    ☐ Rural (non-farm)  
                                  ☐ Forest    ☐ Agriculture    ☐ Other \_\_\_\_\_
  
2. Total acreage of project area:    1.05 acres.
 

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.93</u> acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.12</u> acres	<u>0.36</u> acres
Other (Indicate type) <u>LAWNS</u>	_____ acres	<u>0.69</u> acres
  
3. What is predominant soil type(s) on project site? (MdB) MARDIN, (ESB) ERIE, GRAVELLY SILT LOAM
  - Soil drainage:    ☐ Well drained \_\_\_\_\_ % of site    ☒ Moderately well drained 80 % of site  
                                  ☒ Poorly drained 20 % of site
  - If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).
  
- 4 Are there bedrock outcroppings on project site?    ☐ Yes    ☒ No
  - What is depth to bedrock? > 5 (in feet)



5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 100 % ☐ 10-15% \_\_\_\_\_ %  
☐ 15% or greater \_\_\_\_\_ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☒ Yes ☐ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☒ Yes ☐ No
8. What is the depth of the water table? 4' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
☐ Yes ☒ No According to \_\_\_\_\_  
Identify each species \_\_\_\_\_
- Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
☐ Yes ☒ No Describe \_\_\_\_\_
12. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
☐ Yes ☒ No If yes, explain \_\_\_\_\_
13. Does the present site include scenic views known to be important to the community?  
☐ Yes ☒ No
14. Streams within or contiguous to project area: NONE  
a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
15. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name NONE b. Size (In acres) \_\_\_\_\_
16. Is the site served by existing public utilities? ☒ Yes ☐ No  
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No  
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☒ No
17. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
18. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
19. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 1.05 acres.
- b. Project acreage to be developed: 1.05 acres initially; 1.05 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: N/A (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed NO %;
- f. Number of off-street parking spaces existing 2; proposed 6.
- g. Maximum vehicular trips generated per hour 6 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>3</u>   |            |                 |             |
| Ultimately | <u>3</u>   |            |                 |             |
- i. Dimensions (in feet) of largest proposed structure 30 height; 60 width; 30 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 500 ft



How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards

Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A

a. If yes, for what intended purpose is the site being reclaimed? LAWNS

b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No

How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.69 acres.

Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

If single phase project: Anticipated period of construction 6 months, (including demolition).

If multi-phased: N/A

a. Total number of phases anticipated \_\_\_\_\_ (number).

b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).

c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

Will blasting occur during construction? ☐ Yes ☒ No

Number of jobs generated: during construction 10; after project is complete 0.

0 Number of jobs eliminated by this project 0.

1. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain \_\_\_\_\_

2. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

3. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type SEWAGE

4. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

Explain \_\_\_\_\_

5. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

6. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month 0.5 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name ORANGE COUNTY SANITARY LANDFILL location NEW HAMPTON, NY

d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If Yes, explain \_\_\_\_\_

7. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

8. Will project use herbicides or pesticides? ☐ Yes ☒ No

9. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

10. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

11. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s) OIL, NATURAL GAS, ELECTRIC

12. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

13. Total anticipated water usage per day 1,000 gallons/day.

14. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If Yes, explain \_\_\_\_\_



25. Approvals Required:

Submittal  
Date

<del>City</del> Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
<del>City</del> Town, <del>Village</del> Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>SUBDIVISION</u>	<u>04/06/00</u>
<del>City</del> Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>USE VARIANCE</u>	<u>04/06/00</u>
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____

**C. Zoning and Planning Information**

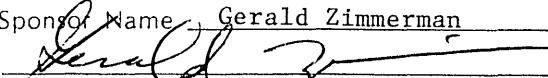
- 1 Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No  
If Yes, indicate decision required:  
☐ zoning amendment ☒ zoning variance ☐ special use permit ☒ subdivision ☐ site plan  
☐ new/revision of master plan ☐ resource management plan ☐ other \_\_\_\_\_
- 2 What is the zoning classification(s) of the site? PI - PLANNED INDUSTRIAL
- 3 What is the maximum potential development of the site if developed as permitted by the present zoning?  
3 RESIDENTIAL BUILDING LOTS
- 4 What is the proposed zoning of the site? NO CHANGE
- 5 What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
- 6 Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- 7 What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
RESIDENTIAL
- 8 Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
- 9 If the proposed action is the subdivision of land, how many lots are proposed? 3  
a. What is the minimum lot size proposed? 15,000 S.F.
- 10 Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☐ No
- 11 Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No  
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
- 12 Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No  
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Gerald Zimmerman Date 04-06-00  
Signature  Title PROJECT ENGINEER

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



## Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

### General Information (Read Carefully)

In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.

Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

The number of examples per question does not indicate the importance of each question.

In identifying impacts, consider long term, short term and cumulative effects.

### Instructions (Read carefully)

Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.

**Maybe** answers should be considered as **Yes** answers.

If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

Will the proposed action result in a physical change to the project site?

☒ NO ☒ YES

**Examples** that would apply to column 2

Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 15%.

Construction on land where the depth to the water table is less than 10 feet.

Construction of paved parking area for 1,000 or more vehicles.

Construction on land where bedrock is exposed or generally within 10 feet of existing ground surface.

Construction that will continue for more than 1 year or involve more than one phase or stage.

Excavation for mining purposes that would remove more than 1,000 cubic yards of natural material (i.e., rock or soil) per year.

Construction or expansion of a sanitary landfill.

Construction in a designated floodway.

Other impacts \_\_\_\_\_

Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

Specific land forms: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



## IMPACT ON WATER

- 3 Will proposed action affect any water body designated as protected?  
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
- ☒ NO ☐ YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

- 4 Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

- 5 Will Proposed Action affect surface or groundwater quality or quantity? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.

Other impacts: \_\_\_\_\_

- Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES

**Examples** that would apply to column 2

Proposed Action would change flood water flows.

<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/>



Proposed Action may cause substantial erosion.

Proposed Action is incompatible with existing drainage patterns.

Proposed Action will allow development in a designated floodway

Other impacts: \_\_\_\_\_

## IMPACT ON AIR

Will proposed action affect air quality? ☒NO ☐YES

Examples that would apply to column 2

Proposed Action will induce 1,000 or more vehicle trips in any given hour.

Proposed Action will result in the incineration of more than 1 ton of refuse per hour.

mission rate of total contaminants will exceed 5 lbs. per hour or a eat source producing more than 10 million BTU's per hour.

proposed action will allow an increase in the amount of land committed to industrial use.

proposed action will allow an increase in the density of industrial development within existing industrial areas.

Other impacts: \_\_\_\_\_

## IMPACT ON PLANTS AND ANIMALS

Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.

Removal of any portion of a critical or significant wildlife habitat.

Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.

Other impacts: \_\_\_\_\_

Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.

Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

## IMPACT ON AGRICULTURAL LAND RESOURCES

Will the Proposed Action affect agricultural land resources?  
☒ NO    ☐ YES

**Examples** that would apply to column 2

The proposed action would sever, cross or limit access to agricultural and (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

<b>1</b> Small to Moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



- 1

11 Will proposed action affect aesthetic resources? ☒ NO ☐ YES  
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: \_\_\_\_\_

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? ☐ NO ☒ YES

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

13 Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: \_\_\_\_\_

9



●

☒ NO      ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.

Other impacts: \_\_\_\_\_

## IMPACT ON ENERGY

5 Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

Examples that would apply to column 2

- ↳ Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- ↳ Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

\* Other impacts: \_\_\_\_\_

## NOISE AND ODOR IMPACTS

6 Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

## IMPACT ON PUBLIC HEALTH

17 Will Proposed Action affect public health and safety?

☒ NO      ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No



## IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18 Will proposed action affect the character of the existing community?  
☒ NO    ☐ YES

**Examples** that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
☒ NO    ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

### Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

- 1 Briefly describe the impact.
- 2 Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
- 3 Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Domenico Scaglione, deposes and says that he  
(Applicant)

resides at 241 Temple Hill Road, New Windsor, NY 12553  
(Applicant's Address)

in the County of Orange

and State of New York

and that he is the applicant for the Subdivision Plan for Domenico  
Scaglione

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Zimmerman Engineering & Surveying, P.C.  
(Professional Representative)

to make the foregoing application as described therein.

Date: 10-6-99  
3-25-97

Domenico Scaglione  
(Owner's Signature)

Carl Wuklarski  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

99-28

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If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.   X   Application Fees
4.   X   Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   X   Name and address of Applicant.
- \*2.   X   Name and address of Owner.
3.   X   Subdivision name and location.
4.   X   Tax Map Data (Section-Block-Lot).
5.   X   Location Map at a scale of 1" = 2,000 ft.
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   X   Date of plat preparation and/or date of any plat revisions.
9.   X   Scale the plat is drawn to and North Arrow.
10.   X   Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11.   X   Surveyor's certification.
12.   X   Surveyor's seal and signature.

\*If applicable.

99-23



13.   X   Name of adjoining owners.
14.   X   Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15.   X   Flood land boundaries.
16.   N/A   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.   To follow   Final metes and bounds.
18.   X   Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19.   X   Include existing or proposed easements.
20.   X   Right-of-Way widths.
21.   N/A   Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.   X   Lot area (in square feet for each lot less than 2 acres).
23.   X   Number the lots including residual lot.
24.   N/A   Show any existing waterways.
- \*25.   N/A   A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.   0   Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.   0   Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28.   0   Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.



29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. To follow Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. 0 Indicate percentage and direction of grade.
33. 0 Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. 0 Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. 0 Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36.       N/A       Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37.       N/A       A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

10-6-99  
Date: March 20, 1997



## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Domenico Scaglione	2. PROJECT NAME Subdivision for Domenico Scaglione
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Southwesterly corner of the intersection of Temple Hill Road & Fisher Lane. Existing dwelling on property located at 241 Temple Hill Road, New Windsor, NY.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivision of approximately 1 acre parcel into 3 lots with one lot to include an existing dwelling. Proposed subdivision is located in a current P1 zone and is proposed for R-4 residential purposes.	
7. AMOUNT OF LAND AFFECTED: Initially 1.05± acres Ultimately 1.05± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly ZBA approval required and rear yard variance for existing dwelling.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Residential properties are located across Temple Hill Road but property is now located in a PI zone Planned Industrial.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>DOMENICO SCAGLIONE</u> Date: <u>10-6-99</u> <u>March 21, 1997</u>	
Signature: <u>[Signature]</u> (Eng. for Public)	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

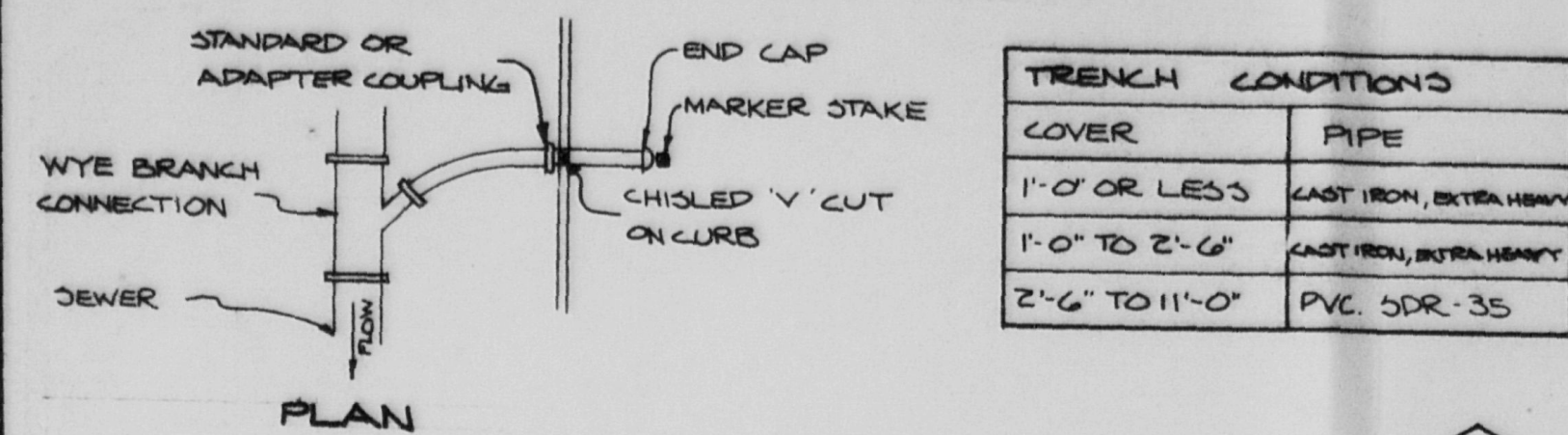
OVER

1

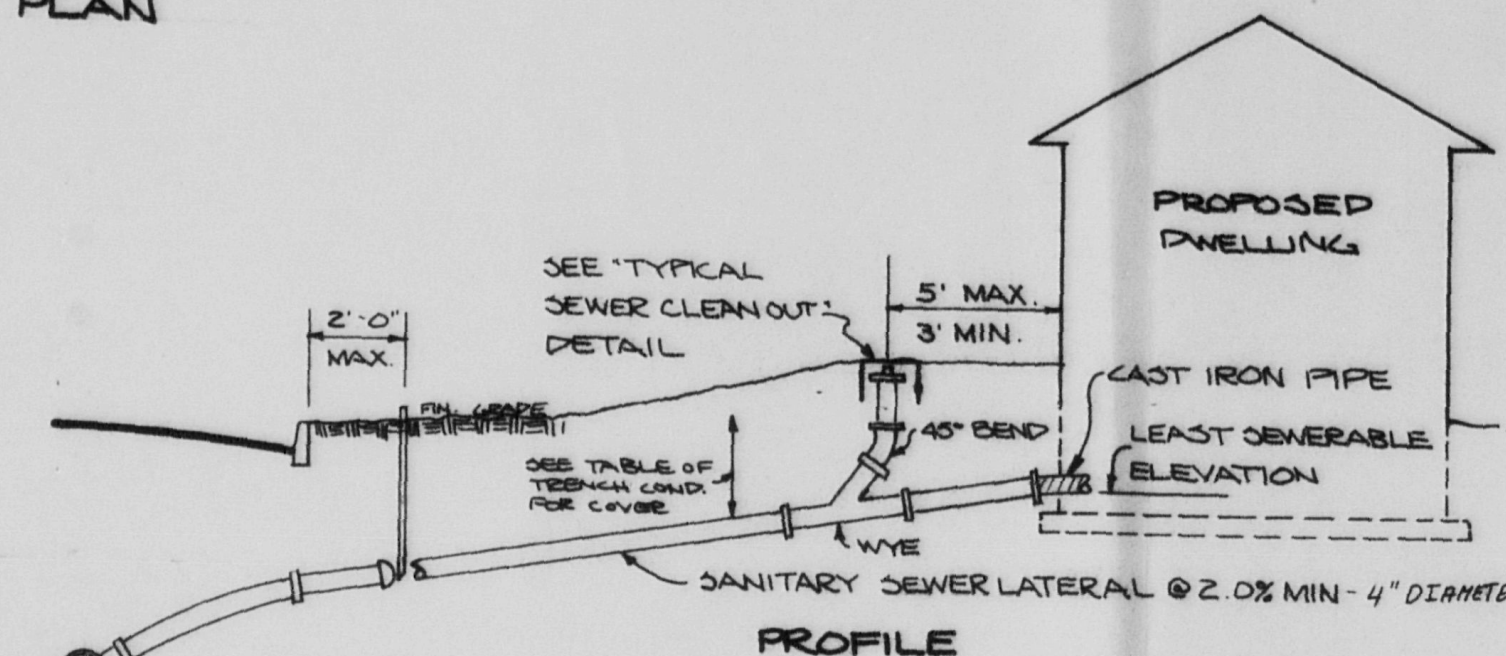
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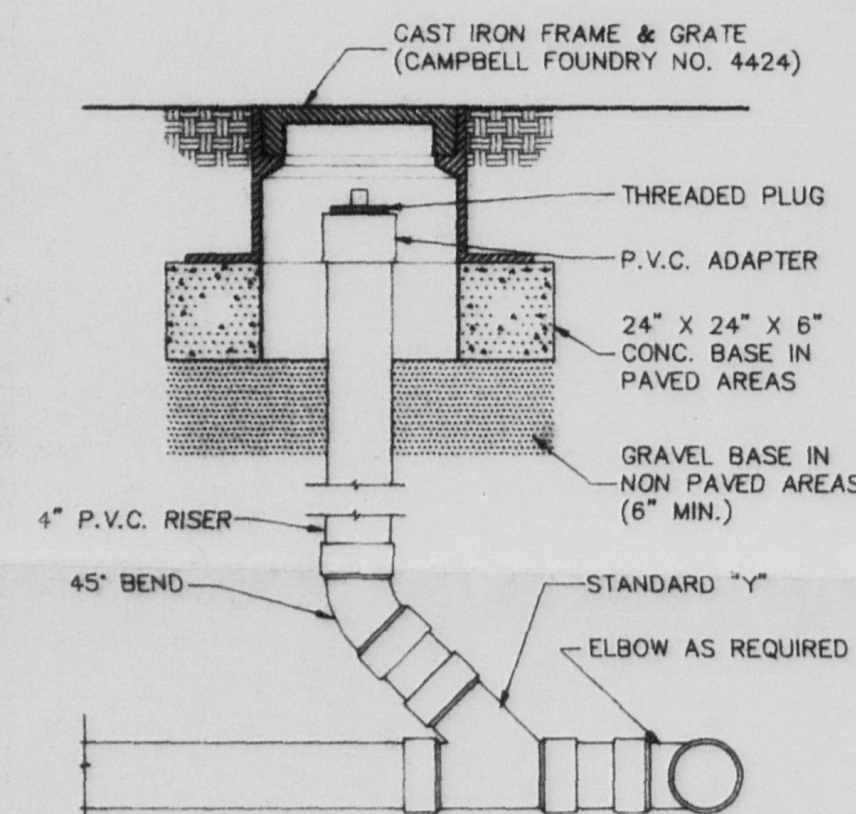




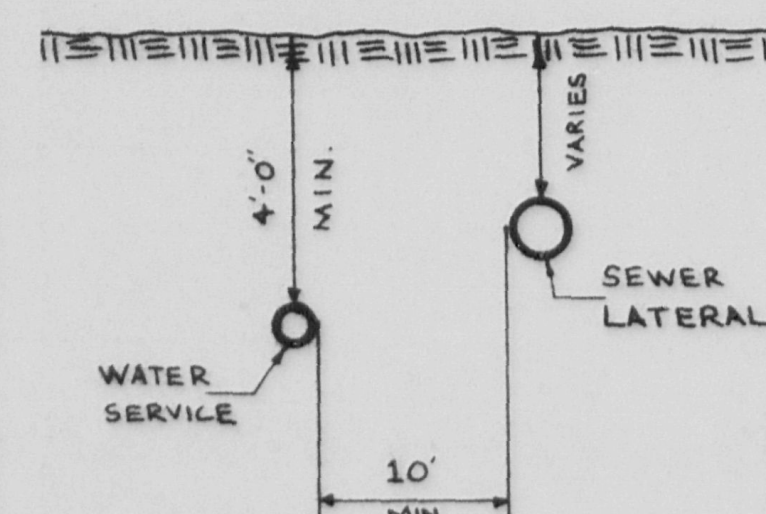
TRENCH CONDITIONS	
COVER	PIPE
1'-0" OR LESS	CAST IRON, EXTRA HEAVY
1'-0" TO 2'-6"	CAST IRON, EXTRA HEAVY
2'-6" TO 11'-0"	PVC SDR-35



**TYPICAL HOUSE SEWER CONNECTION**  
N.T.S.

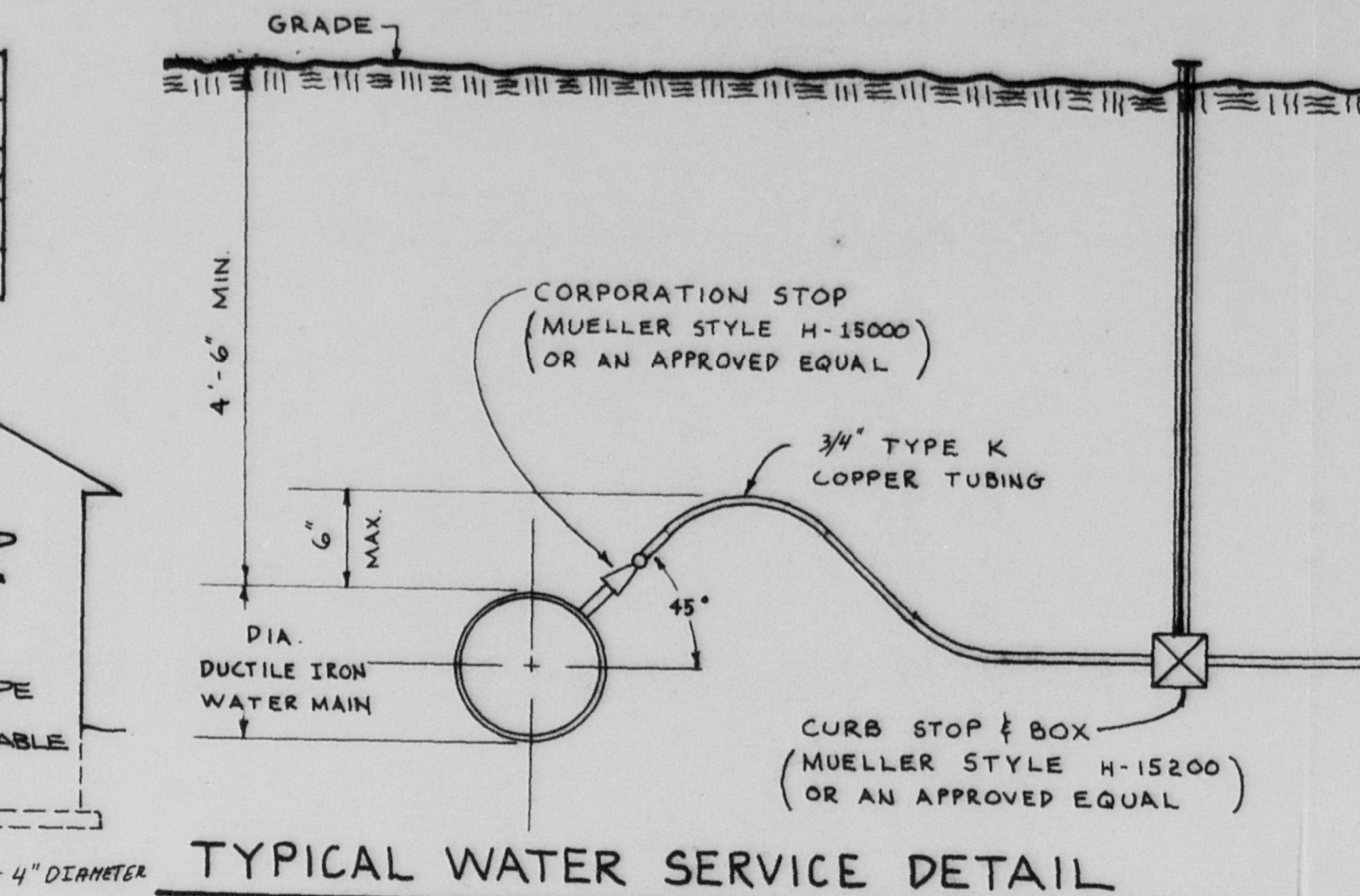


**SEWER CLEANOUT**

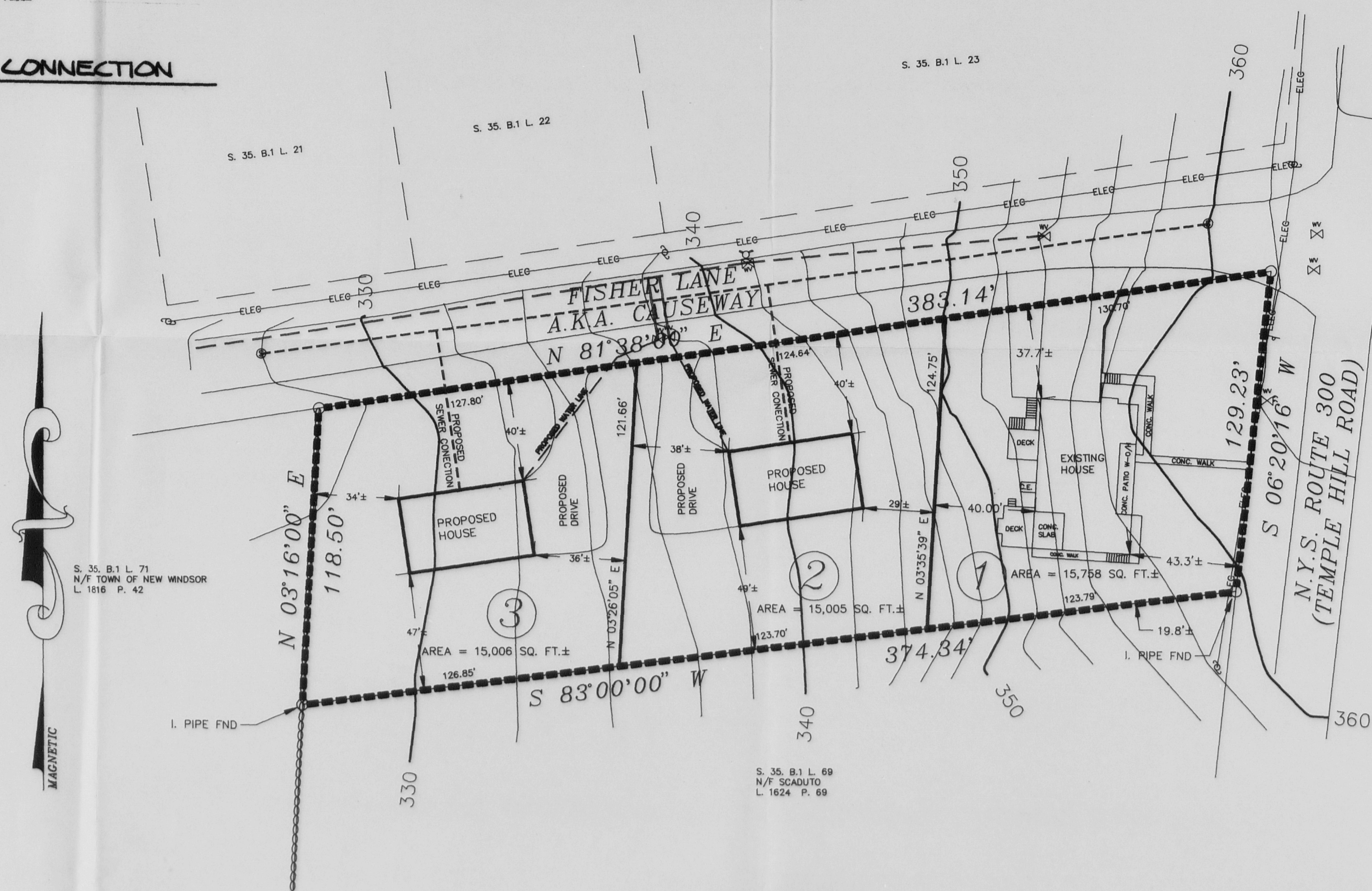


**HORIZONTAL SEPARATION DETAILS**  
N.T.S.

**NOTES:**  
1) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.  
2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
3) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.  
4) UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.



**TYPICAL WATER SERVICE DETAIL**



\* SEE NOTE:

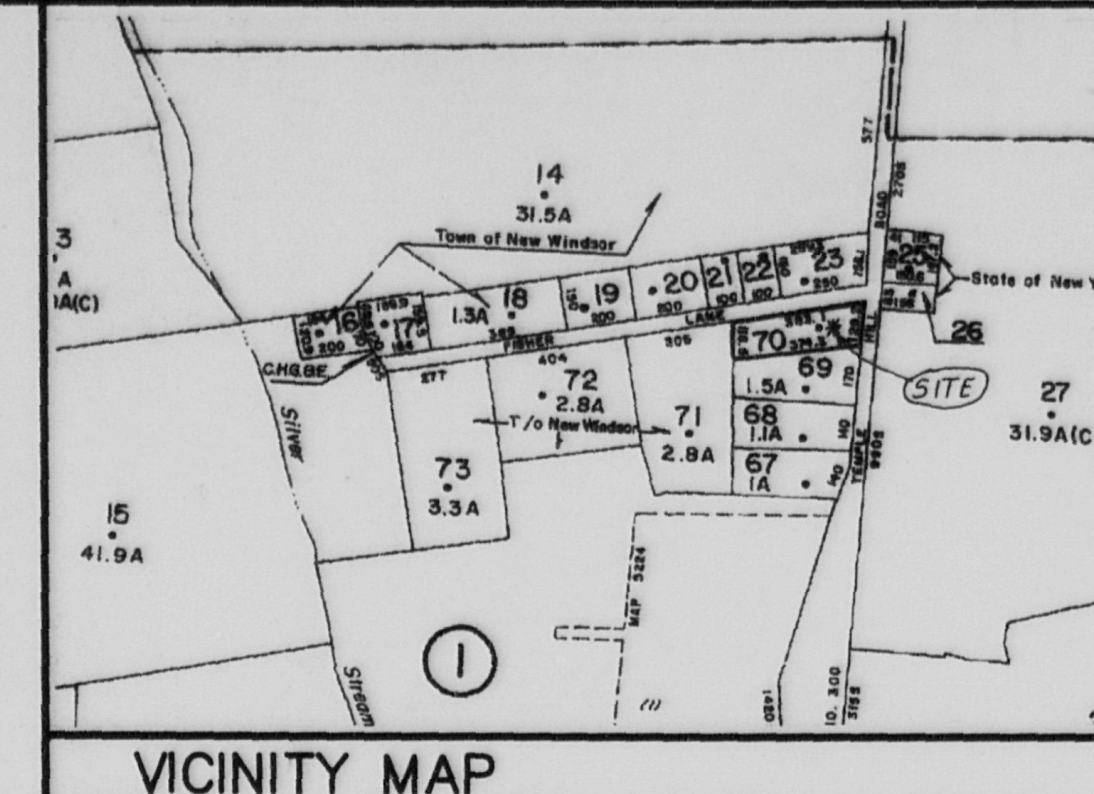
EXISTING ZONING - PI PLANNED INDUSTRIAL	PROPOSED ZONING - R-4 SUBURBAN RESIDENTIAL	LOT 1 EXISTING	LOT 2 PROPOSED	LOT 3 PROPOSED
MIN. LOT AREA 40,000 S.F.	15,000 S.F.	15,758 SQ. FT.	15,005 SQ. FT.	15,006 SQ. FT.
MIN. LOT WIDTH 150' FT.	100' FT.	123.4'	121.8'	125'
REQUIRED FRONT YARD 50' FT.	35' FT.	43.4'	40'	40'
REQUIRED SIDE YARD 15' FT.	1' FT.	19.7'	29'	34'
REQUIRED TOTAL SIDE YARDS 40' FT.	30' FT.	57.4'	67'	70'
REQUIRED REAR YARD 20' FT.	40' FT.	40'	49'	47'
REQUIRED STREET FRONTAGE N/A	60' FT.	259.9'	124.6'	127.8'
MAX. BLDG HEIGHT N/A	35' FT.	35' MAX	35' MAX	35' MAX
FLOOR AREA RATIO N/A	N/A	N/A	N/A	N/A
MIN. LIVABLE FL. AREA 1,000 S.F.	1,000 S.F.	N/A	N/A	N/A
DEV. COVERAGE 30%	30%	N/A	N/A	N/A

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED ON 10-19-93



REVISIONS:

SHEET NO. 1 OF 1		SUBDIVISION PLAN FOR DOMENICO SCAGLIONE	
SCALE: 1" = 30'		TOWN OF NEW WINDSOR	
DATE: MARCH 20, 2000		ORANGE COUNTY NEW YORK	
JOB NO. 97011	DRAWN BY: C.R.C.	ZIMMERMAN ENGINEERING & SURVEYING, P.C.	
		148 ROUTE 17M HARRIMAN, NEW YORK 10926	
		PHONE: (914) 782-7976	



**TAX MAP NO.**

SECTION: 35  
BLOCK: 1  
LOT: 70

**DEED**

LIBER: 2069  
PAGE: 782

**TOTAL TRACT AREA**

45,769 ± S.F.  
1.05 ± ACRES

**RECORD OWNER & SUBDIVIDER**

DOMENICO SCAGLIONE  
241 TEMPLE HILL ROAD  
NEW WINDSOR N.Y. 12553

- 1 TOPOGRAPHY SHOWN BASED ON A ACTUAL FIELD SURVEY
- 2 TOTAL NUMBER OF LOTS = 3
- 3 LOTS TO BE SERVED BY TOWN OF NEW WINDSOR SEWER AND WATER
- 4 THE PERCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND ACCURATE AS-BUILT DRAWINGS OF EXISTING SANITARY FACILITIES TO THE LOT BEING PURCHASED
- 5 THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERKS OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS
- 6 \* NOTE ZONING BOARD GRANTED A USE VARIANCE PERMITTING 2 RESIDENTIAL DWELLINGS IN A PI. ZONING DISTRICT USING R-4 REQUIREMENTS- DATED 2-14-00
- 7 I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.